SECTION 1

LAND USE

GENERAL LAND USE

Goal 1.A: To promote the wise, efficient, and environmentally-sensitive use of Placer County lands to meet the present and future needs of Placer County residents and businesses.

Policies

- 1.A.1. The County will promote the efficient use of land and natural resources.
- 1.A.2. The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.
- 1.A.3. The County shall distinguish among urban, suburban, and rural areas to identify where development will be accommodated and where public infrastructure and services will be provided. This pattern shall promote the maintenance of separate and distinct communities.
- 1.A.4. The County shall promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.
- 1.A.5. The County shall not approve intensive forms of development or land divisions into parcels of 10 acres or less within any city's sphere of influence where that city's general plan calls ultimately for urban development except where the County General Plan or applicable Community Plan designates the area for urban development. The County shall inform cities in a timely manner when applications for development within their sphere of influence are filed with the County and shall consider the city's ultimate plans for the relevant area during project review. In such cases, Policy #16 in Part III shall apply to such development projects.

RESIDENTIAL LAND USE

Goal 1.B: To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County.

- 1.B.1. The County shall promote the concentration of new residential development in higher-density residential areas located along major transportation corridors and transit routes.
- 1.B.2. The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.
- 1.B.3. The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.

1.B.4. The County shall ensure that residential land uses are separated and buffered from such major facilities as landfills, airports, and sewage treatment plants.

- 1.B.5. The County shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be realized.
- 1.B.6. The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area.
- 1.B.7. The County shall require multi-family developments to include private, contiguous, open space for each dwelling.
- 1.B.8. The County shall require residential subdivisions to be designed to provide well-connected internal and external street and pedestrian systems.
- 1.B.9. The County shall discourage the development of isolated, remote, and/or walled residential projects that do not contribute to the sense of community desired for the area.
- 1.B.10. The County shall require that all residential development provide private and/or public open spaces in order to insure that each parcel contributes to the adequate provision of light, air, and open space.

MIXED USE SPECIFIC PLAN AREA

- **Goal 1.C:** To designate the Boulder Ridge area for future Rural Residential development.
- 1.C.1. Potentially large areas redesignated for increased densities as part of this General Plan shall be considered through the specific plan process. The Boulder Ridge area is one such area and it has been designated as Rural-Residential in the land use diagram. This area, to be known as the Bickford Ranch Specific Plan Area, shall be subject to the development standards outlined in Appendix C.

COMMERCIAL LAND

Goal 1.D: To designate adequate commercial land for and promote development of commercial uses to meet the present and future needs of Placer County residents and visitors and maintain economic vitality.

General Commercial Areas Policies

- 1.D.1. The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.
- 1.D.2. The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways.

Land Use Policy Document

1.D.3. The County shall require that new, urban, community commercial centers locate adjacent to major activity nodes and major transportation corridors. Community commercial centers should provide goods and services that residents have historically had to travel outside of the area to obtain.

1.D.4. The County shall require that significant new office developments locate near major transportation corridors and concentrations of residential uses. New office development may serve as buffers between residential uses and higher-intensity commercial uses.

Downtown Areas/Village Centers Policies

- 1.D.5. The County shall encourage existing and new downtowns/village centers to provide a variety of goods and services, both public and private.
- 1.D.6. The County shall promote use of first floor space in new buildings in downtowns/village centers for retail, food service, financial institutions, and other high-volume commercial uses.
- 1.D.7. The County shall encourage new downtowns/village centers and new commercial projects and areas to be designed to maintain a continuous retail facade on all street frontages, except for public plazas and pedestrian passages between the front and rear of buildings.
- The County shall require minimal, or in some cases no, building setbacks for commercial and 1 D 8 office uses in new downtowns/village centers.
- 1.D.9. The County shall encourage parking in downtowns/village centers to be consolidated in welldesigned and landscaped lots or in well-located parking structures.
- The County shall encourage the preservation of historic and attractive buildings in existing 1.D.10. downtowns/village centers, and encourage new development to enhance the character of downtowns/village centers.
- 1.D.11. The County shall require that existing and new downtowns/village centers and development within them be designed to integrate open spaces into the urban fabric where possible, especially taking advantage of any natural amenities such as creeks, hillsides, and scenic views.

Implementation Programs

1.1. The County shall review the Zoning Ordinance to identify revisions that could enhance the vitality of downtowns/village centers within unincorporated communities. Depending on the results of that review, the County shall initiate Zoning Ordinance revisions.

Responsibility: Planning Department

Planning Commission

Board of Supervisors

FY 94-95 Time Frame: Funding: General Fund

1.2. The County shall modify its Design Guidelines Manual to include standards for the development of downtowns/village centers in new development areas.

Responsibility: Planning Department

Department of Public Works

Planning Commission Board of Supervisors

Time Frame: FY 94-95 Funding: General Fund

INDUSTRIAL LAND USE

Goal 1.E: To designate adequate land for and promote development of industrial uses to meet the present and future needs of Placer County residents for jobs and maintain economic vitality.

Policies

- 1.E.1. The County shall only approve new industrial development that has the following characteristics:
 - a. Adequate infrastructure and services;
 - b. Convenient connections to the regional transportation network, including connections to existing transit and other non-automobile transportation;
 - c. Sufficient buffering from residential areas to avoid impacts associated with noise, odors and the potential release of hazardous materials;
 - d. Minimal significant adverse environmental impacts; and
 - e. Minimal adverse effects on scenic routes, recreation areas, and public vistas.
- 1.E.2. The County shall designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses.
- 1.E.3. Until such time as a JPA is created for the Sunset Industrial Area (see Policy 1.N.12), the County shall review all proposed development projects with the adjacent city and jointly prepare appropriate development infrastructure and public service standards for such projects. (See also Policy 1.A.5.)

PUBLIC AND QUASI-PUBLIC FACILITIES, INFRASTRUCTURE

Goal 1.F: To designate adequately-sized, well-located areas for the development of public facilities to serve both community and regional needs.

- 1.F.1. The County will encourage the concentration of public and quasi-public facilities. New and expanded government offices and other professional offices should be encouraged to locate on land near existing government offices.
- 1.F.2. The County shall seek to locate new public facilities necessary for emergency response, health care, and other critical functions outside areas subject to natural or built environment hazards.

1.F.3. The County shall require public facilities, such as wells, pumps, tanks, and yards, to be located and designed so that noise, light, odors, and appearance do not adversely affect nearby land uses.

RECREATION LAND USE

Goal 1.G: To designate land for and promote the development and expansion of public and private recreational facilities to serve the needs of residents and visitors.

Policies

- 1.G.1. The County will support the expansion of existing winter ski and snow play areas and development of new areas where circulation and transportation system capacity can accommodate such expansions or new uses and where environmental impacts can be adequately mitigated.
- 1.G.2. The County shall strive to have new recreation areas located and designed to encourage and accommodate non-auto mobile access.
- 1.G.3. The County shall continue to require the development of new recreational facilities as new residential development occurs.
- 1.G.4. The County shall support the development/relocation of a recreation/sports/fair complex ranging in size from 100 to 300 acres in the area generally west of Rocklin between Roseville and Lincoln. The location should recognize appropriate environmental, circulation, and infrastructure constraints.

AGRICULTURAL LAND USE

Goal 1.H: To designate adequate agricultural land and promote development of agricultural uses to support the continued viability of Placer County's agricultural economy.

- 1.H.1. The County shall maintain agriculturally-designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.
- 1.H.2. The County shall seek to ensure that new development and public works projects do not encourage expansion of urban uses into designated agricultural areas.
- 1.H.3. The County will maintain large-parcel agricultural zoning and prohibit the subdivision of agricultural lands into smaller parcels unless such development meets the following conditions:
 - a. The subdivision is part of a cluster project and such a project is permitted by the applicable zoning;
 - b. The project will not conflict with adjacent agricultural operations; and
 - c. The project will not hamper or discourage long-term agricultural operations either on site or on adjacent agricultural lands.
- 1.H.4. The County shall allow the conversion of existing agricultural land to urban uses only within community plan areas and within city spheres of influence where designated for urban development on the General Plan Land Use Diagram.

1.H.5. The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses.

1.H.6. The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.

[See also policies/programs under Goal 7.A., Agricultural Land Use; Goal 7.B., Land Use Conflicts; and Goal 7.C., Economic Viability of Agriculture.]

OPEN SPACE, HABITAT, AND WILDLIFE RESOURCES

Goal 1.I: To establish and maintain interconnected greenbelts and open spaces for the protection of native vegetation and wildlife and for the community's enjoyment.

Policies

- 1.I.1. The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Residential Developments (PDs) and the Commercial Planned Development (CPD) provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features.
- 1.I.2. The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.

[See also policies/programs under Goal 6.B., Wetland and Riparian Areas, starting on page 91; Goal 6.C., Fish and Wildlife Habitat, starting on page 92; Goal 6.D., Vegetation, starting on page 96; and Goal 6.E., Open Space For the Preservation of Natural Resources, starting on page 98.]

MINERAL RESOURCES

Goal 1.J: To encourage commercial mining operations within areas designated for such extraction, where environmental, aesthetic, and adjacent land use compatibility impacts can be adequately mitigated.

Policies

1.J.1. The County shall require new mining operations to be designed to provide a buffer between existing or likely adjacent uses, minimize incompatibility with nearby uses, and adequately mitigate their environmental and aesthetic impacts.

1.J.2. The County shall require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance will be based upon an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours and air quality.

- 1.J.3. The County shall discourage the development of any uses that would be incompatible with adjacent mining operations or would restrict future extraction of significant mineral resources.
- 1.J.4. The County shall discourage the development of incompatible land uses in areas that have been identified as having potentially significant mineral resources.
- 1.J.5. The County shall require that all mining operations prepare and implement reclamation plans that mitigate environmental impacts and incorporate adequate security to guarantee proposed reclamation.
- 1.J.6. The County shall require that plans for mining operations incorporate adequate measures to minimize impacts to local residents and County roadways.

Implementation Programs

1.3. The County should, in consultation with the California Division of Mines and Geology, evaluate the relative value of potentially-significant mineral deposits identified in the General Plan Background Report and designated as Mineral Resource Zone (MRZ) in relationship to other mineral resources of the same type in the County or region. If these mineral deposits are determined to be easily replaced by other substitute deposits, the County should continue to apply existing policies and plans to allow extraction of these resources. If these deposits are found not to be easily substituted, the County should amend the Countywide General Plan or applicable community plan as necessary to direct incompatible growth away from these sites.

Responsibility: Planning Department

Planning Commission Board of Supervisors

Time Frame: FY 94-95; 95-96 Funding: General Fund

VISUAL AND SCENIC RESOURCES

Goal 1.K: To protect the visual and scenic resources of Placer County as important quality-of-life amenities for County residents and a principal asset in the promotion of recreation and tourism.

- 1.K.1. The County shall require that new development in scenic areas (e.g., river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes) is planned and designed in a manner which employs design, construction, and maintenance techniques that:
 - a. Avoids locating structures along ridgelines and steep slopes;
 - b. Incorporates design and screening measures to minimize the visibility of structures and graded areas;
 - c. Maintains the character and visual quality of the area.

1.K.2. The County shall require that new development in scenic areas be designed to utilize natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes.

- 1.K.3. The County shall require that new development in rural areas incorporates landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas.
- 1.K.4. The County shall require that new development incorporates sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines:
 - a. Limit cuts and fills;
 - b. Limit grading to the smallest practical area of land;
 - c. Limit land exposure to the shortest practical amount of time;
 - d. Replant graded areas to ensure establishment of plant cover before the next rainy season; and
 - e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.
- 1.K.5. The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain.
- 1.K.6. The County shall require that new development on hillsides employ design, construction, and maintenance techniques that:
 - a. Ensure that development near or on portions of hillsides do not cause or worsen natural hazards such as erosion, sedimentation, fire, or water quality concerns;
 - b. Include erosion and sediment control measures including temporary vegetation sufficient to stabilize disturbed areas:
 - c. Minimize risk to life and property from slope failure, landslides, and flooding; and
 - d. Maintain the character and visual quality of the hillside.

SCENIC ROUTES

Goal 1.L: To develop a system of scenic routes serving the needs of residents and visitors to Placer County and to preserve, enhance, and protect the scenic resources visible from these scenic routes.

- 1.L.1. The County shall designate scenic routes within the County in order to preserve outstanding scenic quality within different geographic settings.
- 1.L.2. The County shall use scenic routes to link major points of historical and cultural interest and recreational activity within the County.
- 1.L.3. The County shall protect and enhance scenic corridors through such means as design review, sign control, undergrounding utilities, scenic setbacks, density limitations, planned unit developments, grading and tree removal standards, open space easements, and land conservation contracts.

1.L.4. The County shall provide for landscaping and/or landscaped mounding along designated scenic corridors where desirable to maintain and improve scenic qualities and screen unsightly views.

- 1.L.5. The County shall encourage the development of trails, picnicking, observation points, parks, and roadside rests along scenic highways.
- 1.L.6. The County shall protect and maintain historical landmarks and historical monuments along scenic routes.
- 1.L.7. The County shall encourage the use of bicycles as an alternative mode of travel for recreational purposes in scenic corridors.
- 1.L.8. The County shall include aesthetic design considerations in road construction, reconstruction, or maintenance for all scenic routes under County jurisdiction.
- 1.L.9. The County shall support anti-litter, beautification, and cleanup programs along scenic routes.
- 1.L.10. The County shall coordinate scenic route programs among local, regional, and state jurisdictions, recognizing that scenic routes are a resource of more than local importance.

Implementation Programs

1.4. The County shall identify and formally designate and adopt a system of scenic routes.

Responsibility: Planning Department

Time Frame: FY 94-95 Funding: General Fund

JOBS-HOUSING BALANCE

Goal 1.M: To work toward a jobs-housing balance.

Policies

- 1.M.1. The County shall concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development, and expanded services, so individual communities become more complete, diverse, and balanced.
- 1.M.2. The County shall encourage large residential projects to be phased or timed to occur simultaneously with development that will provide primary wage-earner jobs.
- 1.M.3. The County shall encourage the creation of primary wage-earner jobs, or housing which meets projected income levels, in those areas of Placer County where an imbalance between jobs and housing exists.

Implementation Programs

1.5. The County shall establish and maintain a program to monitor the jobs-housing balance in Placer County. The monitoring program should include the following elements:

a. Annual changes and five-year trendlines for the number of jobs and number of housing units and, if available, workers per household.

- b. Annual changes and five-year trendlines for household incomes compared with the median prices and rents of housing.
- c. Changes in the transportation system or related communications technologies that would significantly affect current reliance on automobile commuting.

In monitoring the relationships among these variables, the Sierra resort and Lake Tahoe area should be distinguished from the western part of the County to the extent practical. Data from incorporated cities should be included in the analysis of changes and trends.

Responsibility: Planning Department

Economic Development

Time Frame: FY 94-95; annually Funding Source: General Fund

ECONOMIC DEVELOPMENT

Goal 1.N: To maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, public safety, and service needs of Placer County residents and to expand the economic base to better serve the needs of residents.

Countywide Policies

- 1.N.1. The County shall promote economic expansion based on Placer County's unique recreational opportunities and natural resources.
- 1.N.2. The County shall encourage the retention, expansion and development of new businesses, especially those that provide primary wage-earner jobs, by designating adequate land and providing infrastructure in areas where resources and public facilities and services can accommodate employment generators.
- 1.N.3. The County shall endeavor to protect the natural resources upon which the County's basic economy (e.g., recreation, forestry, agriculture, mining, and tourism) is dependent.
- 1.N.4. The County shall focus economic development efforts on projects that will maximize long-term net revenues to the County.
- 1.N.5. The County shall encourage flexibility in development standards to accommodate uses that provide a substantial economic benefit to the community.
- 1.N.6. The County shall consider waiving or reducing fees for new development that provides a substantial benefit to the community, such as large numbers of primary wage-earner jobs, affordable housing, or needed health facilities. Such consideration shall include identification of possible alternative funding sources to offset the foregone revenues.
- 1.N.7. The County shall strive to coordinate its economic development efforts with the efforts of cities and other economic development organizations, including local chambers of commerce.

1.N.8. The County shall actively and regularly solicit the views of the business community in matters affecting Placer County's economic climate and development.

1.N.9. The County shall maintain cooperative working relationships among County departments so that the broader concerns of the County (e.g., environmental quality, affordable housing, congestion, continued employment opportunities) are given adequate consideration.

South Placer Policies

- 1.N.10. The County shall support the development of primary wage earner job opportunities in the South Placer area to provide residents an alternative to commuting to Sacramento.
- 1.N.11. The County shall retain undeveloped industrially-zoned land in the unincorporated area for future use.
- 1.N.12. The County shall seek the establishment of a joint-powers authority (JPA) between the County and the cities of Roseville, Rocklin, and Lincoln in order to improve the provision of infrastructure in the incorporated and unincorporated areas in and around the Sunset Industrial Area. The JPA is to also develop an economic development strategy with the goal of improving the economic development potential of the region.

Foothill Policies

- 1.N.13. The County shall strive to ensure continued employment opportunities in resource-based industries.
- 1.N.14. The County shall support development of tourist and recreational facilities that extend the Foothill area's tourist season.

High Sierra Policies

1.N.15. The County shall support development of tourist and recreational facilities that extend the High Sierra's tourist season.

Implementation Programs

1.6. The County will support the continued efforts of the Placer County Economic Development Board to increase understanding of business needs and to better coordinate economic development efforts with other jurisdictions in the County and the region.

Responsibility: Board of Supervisors

County Executive

Time Frame: Ongoing Funding: General Fund

1.7. The County will continue to pursue streamlining of the development project review process to reduce the time required for review of new economic development proposals.

Responsibility: Planning Department

Permit Streamlining Committee

Time Frame: Ongoing Funding: General Fund

1.8. The County will petition the Local Agency Formation Commission to modify the spheres of influence of the Cities of Rocklin, Roseville, and Lincoln to remove the Sunset Industrial Area.

Responsibility: County Executive

Planning Department Board of Supervisors

Time Frame: FY 94-95 Funding: General Fund

1.9. As part of the Sunset General Plan update, the County shall review its land use permitting requirements to identify changes to facilitate expedited permit processing in the Sunset area.

Responsibility: Planning Department

Economic Development

Time Frame: FY 94-95 Funding: General Fund

- 1.10. As part of the Sunset General Plan Update, the County shall seek the establishment of a joint-powers authority for incorporated and unincorporated lands in and around the Sunset Industrial Area. The County is to consider implementing the following tasks:
 - a. Infrastructure design, finance and construction.
 - b. Development of a regional economic development strategy.
 - c. Approval of revenue and cost sharing agreements between all authority participants.

Responsibility: Planning Department

Economic Development Affected landowners

Time Frame: FY 94-95 Funding: General Fund

DEVELOPMENT FORM AND DESIGN

Goal 1.0: To promote and enhance the quality and aesthetics of development in Placer County.

- 1.O.1. The County shall require all new development to be designed in compliance with applicable provisions of the Placer County Design Guidelines Manual.
- 1.O.2. The County shall require that specific plans include design guidelines for all types of development within the area covered by the plan.
- 1.O.3. The County shall require that all new development be designed to be compatible with the scale and character of the area. Structures, especially those outside of village, urban, and commercial centers, should be designed and located so that:

- a. They do not silhouette against the sky above ridgelines or hilltops;
- b. Roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline;
- c. They fit the natural terrain; and
- d. They utilize building materials, colors, and textures that blend with the natural landscape (e.g., avoid high contrasts).
- 1.O.4. The County shall require that new rural and suburban development be designed to preserve and maintain the rural character and quality of the County.
- 1.O.5. The County shall require that new development at entrances to rural communities be designed to include elements such as signage, landscaping, and appropriate architectural detailing to help establish distinct identities for such communities.
- 1.O.6. Historically or architecturally significant buildings should be preserved and not be substantially changed in exterior appearance in ways that diminish their historical character, unless doing so is necessary to avoid or mitigate hazards, and other means of mitigation are infeasible. Such structures should be preserved and used as focal points of community design.
- 1.O.7. The County shall require that mixed-use areas include community focal points to serve as gathering and/or destination points. Examples of focal points include civic centers, parks, fountains, monuments, and street vistas. On-site natural features, such as wetlands and streams, can also function as focal points.
- 1.O.8. The County shall, where appropriate, require new development to provide activity pockets along public sidewalks as pedestrian amenities, including such features as benches, sitting ledges, and mini-parks.
- 1.O.9. The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.
- 1.O.10. The County shall require that in downtowns/village centers the tallest buildings be clustered in the core area and that building heights transition down to the scale of buildings in the surrounding area.

Implementation Programs

1.11. The County will modify its Design Guidelines Manual to address selected rural communities. While they should not require a specific architectural theme or style, except in historical districts, the guidelines should address the following

- a. Appropriate setbacks, building siting, building height and mass, landscaping, lighting, and signage;
- b. The type, size, location, and planting of street trees;
- c. The location and design of turnouts and pedestrian crossings;
- d. Designation of pedestrian, equestrian, and bicycle trails; and
- e. Location and design of transit stops and ride-share centers.

Responsibility: Planning Department

Department of Public Works

Time Frame: FY 94-95 Funding: General Fund

SECTION 2

HOUSING

INTRODUCTION

California state law requires every county and city to adopt a general plan that covers seven topics, or "elements." Those mandatory elements are land use, circulation, housing, conservation, open space, noise and safety. The general plan serves as a blueprint for community growth and change. The plan contains goals, objectives, policies, and programs to guide decisions by county government about private land development and providing public services and facilities. As social, economic, and environmental conditions change over time, it is important that the general plan be periodically revised to effectively address both current conditions, and evolving community expectations about the future.

Preparation of this housing section ("the housing element") was initiated as part of an update of the entire Placer County General Plan. However, state law required that the housing element be updated by July 1, 1992. In order to meet that deadline, the housing element was placed on a faster track and has been completed ahead of the other general plan components.

HOUSING ELEMENT REQUIREMENTS

State law is more specific about the content of housing elements than any other portion of the general plan. The housing element is also the only part of the general plan that is subject to mandatory deadlines for periodic updates. It is the only element that is actually subject to review and "certification" by the state.

This housing element includes all of the following information as required by state law:

- A summary of the past housing efforts and an analysis of reasons for their success or failure.
- Information about the existing housing stock, covering such items as the amount, type, cost, tenure, and structural conditions of the units. Other areas of concern include overcrowding and the needs of special subgroups of the population such as handicapped citizens, the elderly, homeless persons or single parent households.
- An analysis of potential barriers to housing production including various governmental constraints as well as non-governmental ones.
- Information about opportunities for improving energy conservation when rehabilitating existing housing and constructing new housing.
- Information about existing subsidized housing and the possibility of its being lost due to conversion to market-rate units.
- Specific goals, measurable objectives, policies and implementation measures. Objectives must include targets for housing unit production, based on a "fair share allocation."

The "fair share allocation" assigns a specific number of units in different price ranges to all the local jurisdictions in the State. The California Department of Housing and Community Development (HCD) generates estimates of the statewide need for housing. This is then broken down into regions. In each region, the area council of governments (in Placer County's case the Sierra Planning Organization) prepares a more specific regional distribution of the needs to the local counties and cities.

FAIR SHARE ALLOCATION: OVERALL PRODUCTION OBJECTIVE

The Sierra Planning Organization (SPO) has calculated - based on number provided by the state - that the unincorporated area of Placer County should accommodate 5,178 new housing units between 1990 and 1997. This represents about 740 units per year - approximately a 2.2 percent annual growth rate.

Based on past housing construction levels, this is not an unrealistic objective. Since the last major update of the housing element in 1984, over 1000 units per year on average have been produced in the unincorporated County.

The County has designated more than sufficient land for a variety of residential densities to accommodate the expected housing demand.

Thus, past production rates, largely driven by private market forces, would significantly exceed the overall production objective.

FAIR SHARE ALLOCATION: AFFORDABILITY BREAKDOWN

The allocation program, however, also breaks down the total housing production goal into various cost categories: units affordable to "very low" income, to "low" income, to "moderate" income and to "above moderate" income households. Section 3.6 of this element defines these categories for Placer County. It is unlikely that the private market will provide sufficient housing affordable to persons with low or very low incomes.

Rental costs. The median rent in Placer County is just under \$500 per month. This is approximately the housing cost level considered affordable to low income households. Between 1980 and 1990, the number of units for rent in the unincorporated County increased by about 20 percent. This element sets as an objective that at least 25 percent of new housing will be for rent. If this objective is reached and housing production continues at past rates between 1990 and 1997, about 1750 new rental units would become available.

If the median rent remains affordable to low income households this means approximately half of the new rental units will be priced within the means of low income residents. Of course, the new rental housing will be more likely to charge rates higher in the range found in the County. Nonetheless, rental housing provided by the private market does represent a significant potential for lower cost housing production and should be encouraged.

For-sale costs. In 1990, the median sale price for a housing unit in Placer County was about \$169,000. This suggests that most for-sale housing is beyond the means of even the moderate income households. Significantly increasing the availability of units affordable for purchase by low and moderate income families will, therefore, require incentives or subsidies.

SPECIAL NEEDS GROUPS

A review of the most recent census data suggests that there are some groups of Placer County residents with special housing needs. These include the elderly, large families, and disabled persons. This housing element includes policies and programs to help address the needs of these groups. The element also discusses ways to help the homeless in the area.

CURRENT EFFORTS

The County already has in place several policies and programs to encourage affordable housing including density bonuses; provisions for second units, mobile homes in all residential districts, group housing, and mixed use projects; and incentives for senior housing. The County has also aided the homeless through various programs, administers Section 8 rental subsidies, distributes information on fair housing and tenants rights, and has established a permit streamlining program to reduce unnecessary processing delays. On a case by case basis, the County has also waived development fees for low cost housing projects and has required resort developers to help provide housing for workers. All the current policies and practices are retained in this element.

ADDITIONAL EFFORTS

A number of additional policies and programs to encourage affordable housing are included in the element. They cover a reduction in development standards, permit expediting and fee reductions for low cost housing projects. A new density bonus program aimed specifically at rental housing is included. In addition, the County will now require low cost housing in large projects associated with general plan amendments and rezonings and will charge in-lieu fees for deposit in a housing trust fund as a condition of approval for certain smaller market rate projects. The County will also activate a public housing authority and will try to establish a nonprofit housing development corporation.

ORGANIZATION OF THE HOUSING ELEMENT

The following section sets forth all the goals, policies, programs and objectives for housing in Placer County.

The Housing Element was originally adopted in July of 1992; two years before the adoption of the remainder of the General Plan. Only the goals, policies, programs and objectives are reproduced in this Policy Document. All of the other chapters of the Housing Element are contained in the General Plan Background Report in Volume I, Chapter 2 (See Appendix A). The background information and analysis on which the goals, policies, programs and objectives were based is contained in Chapter 3. This is the longest part of the element and covers all the data required by state law. Key findings are summarized in Section 3.12.

Chapters 4 and 5 discuss general plan consistency and public participation measures, respectively.

There are four appendices. Appendix A provides an inventory of sites for new housing, including opportunities for homeless shelters and transitional housing. Appendix B lists the persons contacted during the preparation of the element; a bibliography of sources can be found in Appendix C. The last appendix is a glossary of abbreviations and technical terms.

HOUSING GOALS, POLICIES AND PROGRAMS

State law requires that the Housing Element contain a "statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing". This section describes the proposed goals, objectives, policies and implementation programs of the Draft Housing Element for Placer County.

Goals refer to general statements of purpose, and indicate a direction the County will take with respect to the housing problems identified. Policies are statements of the County's position regarding the various housing issues identified, and provide a link between the goals and the quantified objectives. Programs are steps to be taken to implement the policies and achieve the quantified objectives. Some of the programs contain quantified Objectives, which refer to the number of units that are expected to be constructed, conserved or rehabilitated during the time frame of the Housing Element. The quantified objectives represent measurable outcomes which can be used to evaluate the success of the Housing Element in the future.

This housing element includes several new policies, programs, and institutional changes, intended to significantly increase the amount of affordable housing in Placer County. While most of the new efforts will be initiated shortly after adoption of the housing element, full implementation and the intended results will take a much longer time to realize. The County will regularly evaluate the progress and effectiveness of the new efforts. These initiatives, together, reflect a commitment to increasing affordable housing; but individual measures may be best viewed as trials or pilot programs. Their effectiveness will be evaluated over time, and modifications or adjustments will occur where useful. Programs that prove effective for Placer County will be reinforced while those that do not work may be discontinued, so that support resources can be directed to other housing ideas. The County's efforts to increase affordable housing should be viewed as long term, ongoing, and dynamic.

AFFORDABLE HOUSING SUPPLY

Goal 2.A: To provide a continuing supply of affordable housing to meet the needs of existing and future Placer County residents in all income categories.

- 2.A.1. The County shall adopt policies, programs and procedures with the intent of achieving its fair share regional housing allocation, including the numbers of units for each income classification.
- 2.A.2. The County shall maintain an adequate supply of appropriately zoned land with public services to accommodate projected housing needs.
- 2.A.3. The County shall ensure that its adopted policies, regulations and procedures do not add unnecessarily to the cost of housing while still attaining other important County objectives.
- 2.A.4. The County shall give highest priority for permit processing to development projects that include a lower income residential component.
- 2.A.5. The County shall encourage "mixed-use" projects where housing is provided in conjunction with compatible non-residential uses.
- 2.A.6. The County shall relax or reduce development standards for low-income housing projects as an incentive for developers.

2.A.7. Prior to disposing of County-owned surplus land, the County will consider the appropriateness of such land for housing. If found appropriate for housing, the County may lease, sell or grant such property to facilitate the construction of lower income housing.

- 2.A.8. The County shall establish a public housing authority serving the Placer County area.
- 2.A.9. The County shall support the creation of a nonprofit housing development corporation whose primary focus will be to serve the Placer County area.
- 2.A.10. The County shall, through a public housing authority and/or in conjunction with nonprofit or for profit developers, apply for funds from the state and federal governments to construct housing for low income households.
- 2.A.11. All new housing projects of 100 or more units on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, community plan amendment, rezoning or specific plan shall be required to provide at least 10 percent of the units to be affordable to low income households. The low income units shall be available concurrently with the market-rate units. All such units shall remain affordable for at least 20 years.

In cases where developers actually construct the low income units, the projects shall be eligible for a 10 percent density bonus. The Land Use Element and Zoning Ordinance will be amended to avoid potential conflicts with minimum lot size standards in cases where the density bonus option is exercised.

In cases where the County determines that it is impractical for the developer to actually construct the units on site, the County may as an alternative allow the dedication of land sufficient to accommodate at least 10 percent of the units for low-income households and/or the payment of an in-lieu fee. In cases where land dedication is deemed suitable, such land shall be offered in fee to the County or to another public or nonprofit agency approved by the County. The amount of the in-lieu fee shall be determined on a case-by-case basis. The County may require the developer to fund an analysis showing how contributions of in-lieu fees could be best utilized to create the desired number of low-cost units.

- 2.A.12. All new housing projects of less than 100 units on land that has received an increase in allowable density through a general plan amendment, community plan amendment, rezoning or specific plan shall be required to pay an in-lieu fee of 1 percent of the total estimated land and construction cost of the project, for use in producing affordable housing. Alternatively, the County may waive the fee in cases where lower income units are included in the project and the Board of Supervisors finds that the number of lower income units is commensurate with the numbers that could be built or leveraged through the fee.
- 2.A.13. Inclusionary housing provisions shall be incorporated in all new or updated community plans.
- 2.A.14. Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.

2.A.15. Low income housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the County and not concentrated in a particular area or community.

- 2.A.16. The County shall require low income housing units in density bonus projects to be available at the same time as the market-rate units in the project.
- 2.A.17. The County shall encourage the Tahoe Regional Planning Agency (TRPA) to strengthen the effectiveness of existing incentive programs for the production of affordable housing in the Lake Tahoe region. Such efforts may include:
 - Relaxing TRPA development codes for affordable housing projects and second residential units.
 - Allowing affordable housing projects an exemption from the requirement to secure development-rights.
 - Increasing the density bonus for affordable housing projects to make them more financially feasible.
- 2.A.18. The County shall require new resorts in the Sierra Nevada and Lake Tahoe areas to provide for employee housing equal to 50 percent of the housing demand generated by the project. Employee housing shall be provided for in one of the following ways (in order of preference):
 - Construction of employee housing onsite.
 - Construction of employee housing offsite.
 - Dedication of land for needed units.
 - Payment of an in-lieu fee.
- 2.A.19. Owners of vacation houses in the Lake Tahoe area shall be encouraged to rent to resort workers, especially in the North Tahoe area.
- 2.A.20. The County will encourage the development of multi-family dwellings in locations where adequate facilities are available and where such development would be consistent with neighborhood character.
- 2.A.21. The County will allow dwellings to be rehabilitated that do not meet current lot size, setback, and yard requirements, and other current zoning standards, so long as the non-conformity is not increased and there is no threat to public health and or safety.
- 2.A.22. If redevelopment districts are adopted, the agencies shall utilize at least 20 percent of all tax increment proceeds for low income housing, in accordance with State law. Furthermore, a portion of all units built in the redevelopment area shall be affordable to very low, low and moderate income households, as required by State law.
- 2.A.23. For residential projects where 10 percent of the units are affordable to very low income households, or 20 percent are affordable to low income households, 50 percent of the development-related fees over which the County has direct control shall be waived. The Board of Supervisors may waive more fees as an additional incentive for affordable housing on a case-by-case basis.

Implementation Programs

2.1. As part of the General Plan update, and as part of each community plan update, the County will review land use patterns, existing densities, the location of job centers and the availability of services to identify additional areas that may be suitable for higher density residential development.

Responsible Agency/Department: Planning Department

Funding: General Fund (already allocated)

Timeframe: 1993

Expected Outcome: Revised land use element that identifies areas appropriate for

housing in the future

2.2. As part of the General Plan update, the County will develop a strategy for providing services and facilities for the areas designated for residential development.

Responsible Agency/Department: Planning Department, Community Services

Department, Public Works Department

Funding: General Fund (already allocated)

Timeframe: 1993

Expected Outcome: Revised general plan

2.3. The County will continue to implement the permit streamlining program for residential projects.

Responsible Agency/Department: Planning Department

Funding: General Fund Timeframe: Ongoing

Expected Outcome: Continued reduction in processing time

2.4. The Planning Department will establish a procedure for giving highest priority in the review process to low income housing projects.

Responsible Agency/Department: Planning Department, Public Works, Public Health (Land

development departments)

Funding: General Fund

Timeframe: 1993

Expected Outcome: New land development review procedure.

2.5. The County will amend the zoning ordinance to allow a reduction in required parking for mixed-use projects.

Responsible Agency/Department: Planning Department

Timeframe: 1993

Funding: General Fund (already allocated)
Expected Outcome: Zoning ordinance amendment

2.6. The County will amend the zoning ordinance so that the allowed residential density for mixed use projects in a commercial zone is based on the total lot size, without deducting the portion of the site used for commercial buildings.

Responsible Agency/Department: Planning Department

Timeframe: 1993

Funding: General Fund (already allocated)
Expected Outcome: Zoning ordinance amendment
Objective: 70 units in mixed-use projects

2.7. The County will amend the "second unit" provisions of the zoning ordinance to allow detached secondary units when such units are located above a garage or similar accessory building on lots less than 2.3 acres in area and the impacts on neighborhood character are not significant. The ordinance will provide specific guidance as to the circumstances in which detached second units are acceptable.

Responsible Agency/Department: Planning Department

Timeframe: 1993

Funding: General Fund (already allocated)
Expected Outcome: Zoning ordinance amendment

2.8. The County will develop procedures for evaluating surplus land to determine its suitability for housing, 'banking' such land for suitable housing projects, and making such land available to the public housing authority or to developers, whether they be private parties or non-profit corporations.

Responsible Agency/Department: Planning Department

Timeframe: 1993

Funding: General Fund
Expected Outcome: Adopted procedures

2.9. The County will activate a public housing authority. The first step will be to evaluate options under state law, including the creation of a housing authority serving the County only, an area housing authority serving one or more portions of the County, or the creation of a joint powers agency with neighboring counties or with the incorporated cities in the County that currently have or desire a housing authority.

Responsible Agency/Department: Community Services Department

Timeframe: 1994

Funding: General Fund for start-up costs; technical assistance from

State and federal sources for ongoing operation.

Expected Outcomes: An evaluation of options. Activation of an authority in the

form deemed most suitable for Placer County.

Objectives: 250 new units affordable to low-income households produced

by a housing authority.

2.10. The County will evaluate existing nonprofit corporations in the area that may be interested and able to construct and manage low income housing projects in the unincorporated area. If such a nonprofit organization exists, the County will work with them to ascertain the specific needs of the corporation to expand their scope to serve the County. If no such nonprofit is identified, the County will solicit the assistance of the state Department of Housing and Community Development (HCD) to form a new nonprofit organization.

The County may provide technical and financial assistance to the nonprofit corporation.

Responsible Agency/Department: Community Services Department

Timing: 1995

Funding: General Fund

Expected Outcomes: Evaluation of options; formation of a non-profit housing

corporation

Objective: 150 units constructed by nonprofit corporation.

- 2.11. The County will continue to implement the following incentive programs for the construction of affordable housing:
 - Allow second residential units with single family residences.
 - Allow mobile homes and manufactured housing in all residential zoning districts.
 - Allow "hardship mobile homes" as second residential units in residential and/or agricultural zones.
 - Allow density bonuses for the construction of units for low and very low income residents, and for housing projects for seniors.
 - Allow relief from parking standards and other specified development standards for senior housing projects.

Responsible Agency/Department: Planning Department

Timeframe: Ongoing Funding: General Fund

Expected Outcome: Continued use of these programs

Objectives: 85 second units

85 mobile homes in residential zones

2.12. The County will amend the current density bonus ordinance to conform with the requirements of state law with regard to additional incentives and to provide a 25 percent density bonus if 20 percent of the units are available to low income households.

Responsible Agency/Department: Planning Department

Timeframe: 1993

Funding: General Fund (already allocated)

Expected Outcome: Amended ordinance that conforms to State law.

Objective: 50 lower income units constructed under the density bonus

ordinance

- 2.13. The County will amend the zoning ordinance to allow the relaxation of certain development standards as incentives for affordable housing projects. The specific standards which will be evaluated include, but are not limited to, the following:
 - Reduction in the area of paved surfaces through the use of angled parking and one-way circulation.
 - Reduction in street widths.
 - Reduction in turning radius on cul-de-sacs.
 - Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can permit a lesser thickness.
 - Limiting the requirement for sidewalks to one side of the street and reducing the width

requirement.

• Reduction in plant container size and density of plantings within landscaped areas of high density residential projects.

- Reduction in the number of landscaped islands required in parking areas.
- Reduction in the open space/recreational area requirements of high density residential projects when the project is located adjacent to public open space areas that may include schools, parks, passive recreation areas, etc.
- Increased flexibility in evaluating a project's architectural conformity to the Placer County Design Guidelines Manual. The design review should encourage simple projects which are attractive and generally consistent with County policy, but are constructed at a lesser cost than market-rate projects.
- Reduction in setback requirements.
- Increase in the allowable height of buildings for affordable housing projects.
- Increase in the allowable lot coverage for affordable housing projects.

When evaluating possible reductions in development standards to encourage lower income housing, the County will also consider public health, safety and other important values such as adequate open space in projects.

Responsible Agency/Department: Planning Department

Timeframe: 1993

Funding: General Fund (already allocated)
Expected Outcome: Zoning ordinance amendment

2.14. The County will adopt a new density bonus ordinance to encourage rental housing. Multi-family projects with more than four units and that provide at least 50 percent of the units as rentals affordable to moderate or lower income households may be eligible for a density bonus of 25 percent. As a condition of approval for the density bonus, the units must remain rentals in the affordable price range for at least 20 years.

Responsible Agency/Department: Planning Department

Timeframe: 1993

Funding: General Fund (already allocated)
Expected Outcome: New density bonus ordinance

Objective: 1,700 rental units including those produced through the

density bonus program

2.15. The County will adopt an ordinance or resolution waiving 50 percent of the development-related fees for projects in which 10 percent of the units are affordable to very low income households, or 20 percent of the units are affordable to low income households. The fee waiver shall apply only to fees over which the County has direct control. Fees that involve obligations to other jurisdictions or that could jeopardize payment of obligations for infrastructure development may be exempted. The ordinance or resolution may also allow greater waivers as an additional incentive on a case-by-case basis.

Responsible Agency/Department: County Administrator's Office, with Planning, Building,

Community Services, Public Works, Parks, and Health

Timeframe: 1993

Funding: General Fund

Expected Outcome: Revised fee ordinance or resolution

2.16. If redevelopment areas are adopted and agencies activated, at least 20 percent of the tax increment funds will be directed to affordable housing in accordance with applicable laws. The emphasis will be on the creation of housing opportunities for very low income households.

Responsible Agency/Department: Redevelopment agency (if created)

Timeframe: 1995 and ongoing Funding: Tax increment

Expected Outcome: Lower income housing

Objective: 250 units

2.17. The County will work with TRPA to establish a framework for consideration of changes to the TRPA Code of Ordinances that will facilitate the construction of affordable housing.

Responsible Agency/Department: Planning Department, TRPA

Timeframe: 1993

Funding: General Fund

Expected Outcome: Adopted changes in the TRPA Code to allow more affordable

housing

2.18. The County will establish a housing trust fund for in-lieu fees, CDBG program income revolving loan funds, and other monies to acquire building sites for affordable housing, to provide "gap" financing, to leverage funds for acquiring or constructing affordable housing, or other programs.

Responsible Agency/Department: Community Services Department

Timing: 1995 Funding: Various

Expected Outcomes: Establish trust fund

2.19. Placer County will continue to identify financial institutions operating in the County that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low and moderate income housing.

Responsible Agency/Department: Community Services Department

Timing: 1993

Funding: General Fund

Expected Outcomes: Letters to financial institutions

2.20. The County will develop guidelines for the administration of policies A.11 and A.12 and distribute the policies to affected property owners and developers. Such guidelines will be subject to Board review and approval prior to implementation.

Responsible Agency/Department: Planning Department

Timing: 1993

Funding: General Fund Expected Outcomes: Guidelines

2.21. The County will investigate and, where deemed eligible, apply for state and federal monies for low income housing construction and rehabilitation. Once a housing authority is established, the authority will be the County's principal coordinator for the screening and targeting of projects and

potential funding sources. Until a housing authority is established, the Community Services Department will continue to assess potential affordable housing projects and funding sources, such as, but not limited to, the current CDBG program. Once a nonprofit housing corporation is operating in the Placer County area, the County will coordinate with the nonprofit to sponsor applications and, when appropriate, to apply directly for funding for affordable housing.

Responsible Agency/Department: Community Services Department/Housing Authority

Timeframe: Ongoing depending on appropriate funding programs and

realistic projects

Funding: General Fund, Technical Assistance Grants

Expected Outcomes: Applications for state and federal funding for affordable

housing

2.22. The County will prepare a zoning ordinance amendment to implement policy A.18 requiring new resorts to provide housing.

Responsible Agency/Department: Planning Department

Timeframe: 1993

Funding: General Fund Expected Outcome: New ordinance

Goal 2.B: To promote quality residential development in the County.

Policy

2.B.1. The County encourages residential development of high architectural and physical quality, compatible with neighboring land uses.

Implementation Program

2.23. Placer County will continue to implement the policies and requirements of the Placer County Design Guidelines Manual and community design elements of the various community plans.

Responsible Agency/Department: Planning Department

Timeframe: Ongoing Funding: General Fund

Expected Outcome: Continued implementation of design guidelines

CONSERVATION/REHABILITATION

Goal 2.C: To conserve the County's current stock of affordable housing.

- 2.C.1. The County shall continue to make rehabilitation loans to low income households from its CDBG program revolving loan funds.
- 2.C.2. The County shall continue to apply for CDBG's for the purpose of rehabilitating low cost, owner occupied and rental housing.

- 2.C.3. Private financing of the rehabilitation of housing shall be encouraged.
- 2.C.4. The conversion of mobile home parks to other types of housing and to other land uses shall be discouraged.
- 2.C.5. The County shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.
- 2.C.6. The demolition of existing multi-family units should be allowed only when: a structure is found to be substandard and unsuitable for rehabilitation; and tenants are given reasonable notice, an opportunity to purchase the property, and relocation assistance.
- 2.C.7. The County will support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces.
- 2.C.8. The County shall continue to provide Section 8 assistance to eligible households.

Implementation Programs

2.24. The County will apply annually for CDBG rehabilitation funds.

Responsible Agency/Department: Community Services Department

Timeframe: Ongoing Funding: CDBG

Expected Outcomes: CDBG applications annually.

Objective: 150 units rehabilitated

2.25. The County will adopt an ordinance requiring tenant notice and relocation assistance in cases of demolition of multi-family housing. Such an ordinance shall provide for at least one year's notice to tenants except in cases of imminent risk to health or safety. The ordinance will also specify minimum requirements for relocation assistance for displaced tenants. Such assistance may include providing information about other available housing and providing a stipend to help offset moving expenses for low income households.

Responsible Agency/Department: Community Services Department

Timeframe: 1994

Funding: General Fund Expected Outcomes: New ordinance

2.26. The County will adopt a mobile home conversion ordinance. Such an ordinance shall a) discourage the permanent loss of mobile homes, b) provide long-term notice to tenants prior to conversion, c) provide options for tenant purchase, d) shall require relocation assistance for households displaced when such a conversion is approved, and e) conform to other applicable provisions of State law.

Responsible Agency/Department: Planning Department

Timeframe: 1993

Funding: General Fund

Expected Outcome: Zoning ordinance amendment

2.27. Through the Department of Community Services, the County will continue to subcontract to HCD to administer Section 8 assistance in the County. If a public housing authority is created, direct administration of the program will be assumed by this authority. The public housing authority will, at the earliest possible date, apply for an increase in Section 8 certificates/vouchers directly to the federal Department of Housing and Urban Development (HUD).

Responsible Agency/Department: Community Services Department, HCD

Timeframe: Ongoing

Funding: Section 8 technical assistance

Expected Outcome: Continued and expanded Section 8 certificate program.

Objective: 250 Section 8 certificates/vouchers

PRESERVATION OF AT-RISK UNITS

At-risk units are those that are currently in a subsidized housing program but are approaching the end of the program's timeframe and will soon revert to market-rate housing. This section describes how these units will be preserved, although there are no subsidized units in the County which are eligible for conversion within the time-frame of this element.

Goal 2.D: Preserve all at-risk units within the unincorporated County.

Policies

- 2.D.1. The County shall strive to preserve all at risk dwelling units in the unincorporated County.
- 2.D.2. At least 2 years notice shall be required prior to the conversion of any units for low income households to market rate in any of the following circumstances:
 - The units were constructed with the aid of government funding.
 - The units were required by an inclusionary zoning ordinance.
 - The project was granted a density bonus.
 - The project received other incentives.

Such notice will be given at least to the following:

- The County
- HCD
- Any public housing authority and nonprofit housing corporations that may exist in Placer County at the time
- Residents of at-risk units.

Implementation Programs

2.28. The County will annually update the list of all dwellings within the unincorporated County that are currently subsidized by government funding or low income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings.

At such time as a housing authority is created to serve the unincorporated County, the housing

authority shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized low income housing.

Responsible Agency/Department: Community Services Department/Housing Authority

Timeframe: Ongoing Funding: General Fund

Expected Outcome: Annually updated list

2.29. The County will add to existing incentive programs, and include in all new incentive or regulatory programs, requirements to give notice prior to conversion to market rate units as described in Policy D.2.

Responsible Agency/Department: Planning Department, Community Services Department

Timeframe: 1993

Funding: General Fund

Expected Outcome: Revisions to all housing incentive and regulatory programs

SPECIAL NEEDS

Residents with special housing needs in Placer County include the elderly, large families and disabled persons. This section describes how the housing needs of these residents will be met.

Goal 2.E: To meet the housing needs of special groups of County residents, including a growing senior population, large families, and the disabled.

Policies

- 2.E.1. The development of housing for seniors, including congregate care facilities, shall be encouraged.
- 2.E.2. County policies, programs and ordinances shall provide opportunities for handicapped persons to reside in all neighborhoods.
- 2.E.3. The County will work with the Tahoe Regional Planning Agency (TRPA) to encourage the construction of larger units for families in the Kings Beach area.

Implementation Programs

2.30. The County will continue to implement the incentive programs for senior housing, including the density bonus ordinance.

Responsible Agency/Department: Planning Department

Timeframe: Ongoing Funding: General Fund

Expected Outcome: Continue existing incentives.

Objectives: 400 new housing units for seniors. Increase the capacity of

congregate care facilities to 100 persons

2.31. The County will continue to allow small group housing projects (six or fewer residents) in all residential zones subject to the same rules that apply to single family dwellings.

Responsible Agency/Department: Planning Department

Timeframe: Ongoing Funding: General Fund

Expected Outcome: Continue existing program

Objective: 15 group housing projects for handicapped persons

THE HOMELESS

Goal 2.F: To eliminate homelessness in the County through a variety of programs, including increased affordable housing opportunities and the provision of emergency shelter for all persons in need.

Policies

- 2.F.1. The County shall continue to contribute to emergency shelter programs that provide adequate shelter in centralized locations accessible to the majority of homeless persons in the County.
- 2.F.2. The County will assist various nonprofit organizations involved with emergency shelter and other aid to homeless persons.

Implementation Programs

2.32. The County will continue to contribute toward emergency shelter programs for the area, including consideration of funding for programs developed through interjurisdictional cooperation.

Responsible Agency/Department: Community Service/Welfare Departments

Timeframe: Ongoing

Funding: General Fund/State Emergency Shelter Program
Expected Outcome: Continued use of the armory for emergency shelter

2.33. The County will work with TRPA to identify suitable sites and operating framework for a homeless shelter/emergency shelter in the Lake Tahoe area.

Responsible Agency/Department: Community Service/Welfare Departments

Timeframe: Ongoing Funding: General Fund

Expected Outcome: Identification of suitable sites for emergency shelters in the

Lake Tahoe region

ENERGY CONSERVATION

Goal 2.G: To increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Placer County residents.

- 2.G.1. All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofitting of existing units shall be encouraged.
- 2.G.2. New land use patterns should encourage energy efficiency, to the extent feasible.

Programs

2.34. The County will continue to implement provisions of the Subdivision Map Act that requires subdivisions to be oriented for solar access, to the extent practical.

Responsible Agency/Department: Planning Department, Public Works Department, Building

Department

Timeframe: Ongoing Funding: General Fund

Expected Outcome: New subdivisions that are oriented for solar access, to the

extent practical

2.35. The County will provide information to the public regarding the efficient use of energy in the home, and ways to improve the energy efficiency of new construction.

Responsible Agency/Department: Building Department

Timeframe: Ongoing Funding: General Fund

Expected Outcome: Distribution of information with all residential building

permits

2.36. As part of the General Plan update, the County will establish policies and land use patterns that encourage efficient energy use in new development, such as compact urban form, access to non-auto transit, and use of traffic demand management, among other possibilities.

Responsible Agency/Department: Planning Department

Timeframe: Ongoing

Funding: General Fund (already funded)

Expected Outcome: Policies that encourage efficient energy use

2.37. The County will continue to provide information on weatherization programs funded by the State, PG&E, and others.

Responsible Agency/Department: Building Department

Timeframe: Ongoing Funding: General Fund

Expected Outcome: Distribution of information with all residential building

permits.

Objective: 2,000 additional weatherized units

EQUAL OPPORTUNITY

Goal 2.H: To assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.

Policies

2.H.1. The County declares that all persons regardless of race, creed, age, or sex shall have equal access to sound and affordable housing.

2.H.2. The County will promote the enforcement of the policies of the State Fair Employment and Housing Commission.

Implementation Programs

2.38. The County will continue to be the local contact point for the Department of Fair Employment and Housing, and to provide information regarding housing and tenant rights through the Department of Community Services office and through the Placer County Library Information Referral Line.

Responsible Agency/Department: Community Services Department

Timeframe: Ongoing Funding: General Fund

Expected Outcome: Distribution of information regarding equal access to housing

2.39. The County will refer people experiencing discrimination in housing to Legal Services of Northern California for help.

Responsible Agency/Department: Community Services Department

Timeframe: Ongoing Funding: General Fund

Expected Outcome: Distribution of information

TABLE 2-1

SUMMARY OF QUANTIFIED OBJECTIVES Placer County

PROGRAM CATEGORY

HOUSING UNITS BY INCOME GROUP

New Construction	Applicable Program	Very Low	Low	Moderate	Above Moderate	Total Units
1. Density bonus & other incentives	3, 4, 8, 11, 13, 14, 15, 16, 18	20	30			50
2. Second units	7	40	45			85
3. Hardship mobile homes	11	25	25	35		85
4. Mobile homes on lots	11	10	25	25	25	85
5. Rental density bonuses	12	25	75	25	25	150
6. Group housing	31	5	5	5		15
7. Mixed-use housing	5, 6	10	50	10		70
8. Inclusionary zoning	20, 22	50	100			150
9. Housing authority	9, 18, 21	200	50			250
10. Nonprofit corporation	10, 21	150				150
11. Redevelopment ¹	16	100	100			200
12. Private market	1, 2	200	600	1,500	4,000	6,300
Total:		835	1,105	1,600	4,050	7,590
SPO Fair Share		1,234	918	1,143	1,884	5,178

¹ Contingent on establishing a redevelopment district or districts

TABLE 2-1 (continued)

SUMMARY OF QUANTIFIED OBJECTIVES Placer County

PROGRAM CATEGORY

HOUSING UNITS BY INCOME GROUP

Conservation/Rehabilitation	Applicable Program	Very Low	Low	Moderate	Above Moderate	Total Units	
1. Section 8 vouchers	25	250				250	
2. CDBG rehabilitation program	22	100	50			150	
Tenure			Rentals 5 percent		Owner Occupied 75 percent		
Туре			amily Detache	ed Mu	lti Family, Mo		

SECTION 3

TRANSPORTATION AND CIRCULATION

STREETS AND HIGHWAYS

Goal 3.A: To provide for the long-range planning and development of the County's roadway system to ensure the safe and efficient movement of people and goods.

- 3.A1. The County shall plan, design, and regulate roadways in accordance with the functional classification system described in Part I of this Policy Document and reflected in the Circulation Plan Diagram.
- 3.A2. Streets and roads shall be dedicated, widened, and constructed according to the roadway design and access standards generally defined in Section I of this Policy Document and, more specifically, in community plans and the County's Highway Deficiencies Report. Exceptions to these standards may be necessary but should be kept to a minimum and shall be permitted only upon determination by the Public Works Director that safe and adequate public access and circulation are preserved by such exceptions.
- 3.A3. The County shall require that roadway rights-of way be wide enough to accommodate the travel lanes needed to carry long-range forecasted traffic volumes (beyond 2010), as well as any planned bikeways and required drainage, utilities, landscaping, and suitable separations. Minimum right-of-way criteria for each class of roadway in the County are specified in Part I of this Policy Document (see page 29).
- 3.A4. On arterial roadways and thoroughfares, intersection spacing should be maximized. Driveway encroachments along collector and arterial roadways shall be minimized. Access control restrictions for each class of roadway in the County are specified in Part I of this Policy Document (see page 29).
- 3.A5. Through-traffic shall be accommodated in a manner that discourages the use of neighborhood roadways, particularly local streets. This through-traffic, including through truck traffic, shall be directed to appropriate routes in order to maintain public safety and local quality of life.
- 3.A6. The County shall require all new development to provide off-street parking, either on-site or in consolidated lots or structures.
- 3.A7. The County shall develop and manage its roadway system to maintain the following minimum levels of service (LOS).
 - LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D".
 - LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D".

The County may allow exceptions to these level of service standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable based on established criteria. In allowing any exception to the standards, the County shall consider the following factors:

- The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard.
- The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations.
- The right-of-way needs and the physical impacts on surrounding properties.
- The visual aesthetics of the required improvement and its impact on community identity and character.
- Environmental impacts including air quality and noise impacts.
- Construction and right-of-way acquisition costs.
- The impacts on general safety.
- The impacts of the required construction phasing and traffic maintenance.
- The impacts on quality of life as perceived by residents.
- Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards.

Exceptions to the standards will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.

- 3.A8. The County's level of service standards for the State highway system shall be no worse than those adopted in the Placer County Congestion Management Program (CMP).
- 3.A9. The County shall work with neighboring jurisdictions to provide acceptable and compatible levels of service and joint funding on the roadways that may occur on the circulation network in the Cities and the unincorporated area.
- 3.A10. The County shall strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile.
- 3.A11. The County shall plan and implement a complete road network to serve the needs of local traffic. This road network shall include roadways parallel to regional facilities so that the regional roadway system can function effectively and efficiently. Much of this network will be funded and/or constructed by new development.
- 3.A.12. The County shall require an analysis of the effects of traffic from all land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. Such improvements may include a fair share of improvements that provide benefits to others.
- 3.A.13. The County shall secure financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
- 3.A.14. The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system. Exceptions may be made

when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

- 3.A.15. Placer County shall participate with other jurisdictions and Caltrans in the planning and programming of improvements to the State Highway system, in accordance with state and federal transportation planning and programming procedures, so as to maintain acceptable levels of service for Placer County residents on all State Highways in the County. Placer County shall participate with Caltrans and others to maintain adopted level of service (LOS) standards as follows:
 - a. For State Highways 49, 65, and 267 Placer County's participation shall be in proportion to traffic impacts from its locally-generated traffic.
 - b. The funding of capacity-increasing projects on I-80 shall utilize state and federal sources intended for the improvement of the regional and interstate system such as Flexible Congestion Relief (FCR). Placer County and local development shall not be required to participate financially in the upgrading of I-80 to provide additional capacity for through traffic.
 - c. Placer County assumes no responsibility for funding roadway improvements to the street system within other jurisdictions. Each local jurisdiction shall be responsible for improvements necessary to sustain adopted LOS standards within its jurisdiction limits. Placer County may negotiate participation agreements with other jurisdictions for transportation improvement projects that provide mutual benefit.
- 3.A.16. Placer County shall recommend that a ramp-metering program for the I-80 corridor between Auburn and the Sacramento County line be included in the next Regional Transportation Plan (RTP) prepared by the Placer County Transportation Commission (PCTC). This recommendation is dependent upon the following:
 - a. Such a program shall be implemented along the entire I-80 corridor including interchanges within Sacramento County and the Cities within Placer County.
 - b. Such a program would be operated in a manner that does not create additional traffic congestion on the local road network.
 - c. Such a program shall compete for funding and priority with other County-recommended projects.
 - d. Such a program shall be shown to be cost-effective by future studies.

Implementation Programs

3.1. The County shall review and revise as necessary its roadway design standards to ensure consistency with Part I of this Policy Document. Such standards should include right-of-way dedication requirements for new development to accommodate long-range forecasted traffic volumes (beyond 2010).

Responsibility: Department of Public Works

Time Frame: FY 94-95 Funding: Road Fund

3.2. The County shall prepare and adopt a Capital Improvement Program (CIP) that includes transportation improvements designed to achieve adopted level of service standards based on a

horizon of at least 20 years. The CIP should be updated at least every 5 years, or concurrently with the approval of any significant modification of the land use allocation assumed in the Placer County travel model.

Responsibility: Department of Public Works

Board of Supervisors

Time Frame: FY 94-95; every five years thereafter

Funding: Road Fund

General Fund

3.3. The County shall prepare and adopt a traffic fee allocation process ordinance implementing traffic mitigation fees for the Capital Improvement Program. The fee structure may incorporate or replace existing local traffic fees.

Responsibility: Department of Public Works

Board of Supervisors

Time Frame: FY 94-95 Funding: Road Fund

General Fund

3.4. The County shall continue to identify and pursue appropriate new funding sources for transportation improvements.

Responsibility: County Executive Office

Department of Public Works

Time Frame: Ongoing
Funding: Road Fund
General Fund

3.5. The County shall coordinate its transportation planning with the Placer County Transportation Commission, Caltrans, cities within the County, and adjacent jurisdictions to develop a consistent methodology to determine the impacts of new development; the transportation system components necessary to mitigate those impacts; the capital, operating, and maintenance costs of the components; and the costs covered by established funding sources.

Responsibility: Department of Public Works

Time Frame: Ongoing
Funding: Road Fund
General Fund

3.6. Placer County shall work with the Placer County Transportation Commission, Caltrans, and other jurisdictions to review and monitor level of service standards in the Placer County Congestion Management Program and to update those standards as appropriate.

Responsibility: Department of Public Works

Time Frame: Ongoing
Funding: Road Fund
Concept Fun

General Fund

TRANSIT

Goal 3.B: To promote a safe and efficient mass transit system, including both rail and bus, to reduce congestion, improve the environment, and provide viable non-automotive means of transportation in and through Placer County.

Policies

- 3.B.1. The County shall work with transit providers to plan and implement additional transit services within and to the County that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.
- 3.B.2. The County shall promote the provision of high quality transit service in the transit corridors designated in Figure I-7 in Part I of this Policy Document.
- 3.B.3. The County shall consider the need for future transit right-of-way in reviewing and approving plans for development. Rights-of-way may either be exclusive or shared with other vehicles.
- 3.B.4. The County shall pursue all available sources of funding for transit services.
- 3.B.5. The County shall support and pursue the extension of light rail service to Roseville.
- 3.B.6. The County shall support and remain actively involved in expanding the Capital Corridor Service for the needs of commuters.
- 3.B.7. The County shall continue to explore development of other rail systems, such as Roseville to Marysville service, to serve Placer County residents, workers, and businesses.
- 3.B.8. The County shall undertake, as funding permits, and participate in studies of inter-regional recreational transit services, such as rail, to the Sierra.
- 3.B.9. The County shall require development of transit services by ski resorts and other recreational providers in the Sierra to meet existing and future recreational demand.
- 3.B.10. The County shall consider the transit needs of senior, disabled, minority, low-income, and transit-dependent persons in making decisions regarding transit services and in compliance with the Americans with Disabilities Act.
- 3.B.11. The County shall support efforts to provide demand-responsive service ("paratransit") and other transportation services for those unable to use conventional transit.
- 3.B.12. The County shall encourage the development of facilities for convenient transfers between different transportation systems. (e.g., train-to-bus, bus-to-bus)
- 3.B.13. The County shall designate transportation corridors that provide linkages with other regional transportation corridors, Light Rail Terminus Stations, and major transportation facilities.

Implementation Programs

3.7. The County shall work with the Placer County Transportation Commission in periodically reviewing and updating its short-range transit plan at least as often as required by State law.

Responsibility: Department of Public Works

Time Frame: FY 94-95; every five years thereafter Funding: Transportation Development Act funds

3.8. The County shall work with the Placer County Transportation Commission in preparing, adopting, and implementing a long-range strategic transit master plan to develop and maintain a viable transit system for the County. The master plan should include planning for transit corridors. The plan should be reviewed and updated on a regular basis.

Responsibility: Department of Public Works

Time Frame: FY 94-95

Funding: Transportation Development Act funds

3.9. The County shall continue to participate in planning for and implementing improved passenger rail service to Placer County, including the proposed Auburn/Sacramento/Oakland/San Jose service.

Responsibility: Department of Public Works

Time Frame: Ongoing

Funding: Transportation Development Act funds

3.10. The County shall work with other agencies to identify transit corridors and to acquire abandoned rights-of-way and preserve right-of-way and tracks structures within transit corridors.

Responsibility: Department of Public Works

Time Frame: Ongoing Funding: Grants

Road Fund

3.11. The County shall work with Caltrans and other agencies to determine the need for additional or expanded park-and-ride lots and to identify additional sites for such lots.

Responsibility: Department of Public Works

Time Frame: Ongoing

Funding: Transportation Development Act funds

Grants

3.12. The County shall assist transit planning agencies and transit providers in assessing transit demand and the adequacy of existing services.

Responsibility: Department of Public Works

Time Frame: Ongoing

Funding: Transportation Development Act funds

3.13. The County shall prepare and adopt land use and design standards for areas within designated transit corridors consistent with the policies and standards in this Policy Document. The County shall also develop design standards that can be applied in all urban/suburban areas to promote transit accessibility and use, and require the provisions of transit amenities as conditions of project approval.

Responsibility: Department of Public Works

Planning Department

Time Frame: After FY 97-98 (if initiated by County) or as part of specific plan process

Funding: General Fund

3.14. The County shall work with other agencies to identify and pursue funding for transit.

Responsibility: County Executive Office

Department of Public Works

Time Frame: Ongoing

Funding: Transportation Development Act funds

3.15. As appropriate, the County shall adopt resolutions in support of local, state, and federal legislation and funding for rail service.

Responsibility: Board of Supervisors

Time Frame: Ongoing Funding: N/A

3.16. The County shall adopt and implement funding mechanisms to support adopted transit plans throughout the County. Such mechanisms may include service area fees and transit impact fees.

Responsibility: Department of Public Works

Time Frame: Ongoing

Funding: Transportation Development Act funds

3.17. The County shall participate in a multi-modal corridor study of the I-80 corridor that will explore improvements to passenger rail service and high occupancy vehicle (HOV) facilities to maximize the person-carrying capacity of the corridor.

Responsibility: Department of Public Works

Time Frame: Ongoing Funding: Road Fund

TRANSPORTATION SYSTEMS MANAGEMENT (TSM)

Goal 3.C: To maximize the efficient use of transportation facilities so as to: 1) reduce travel demand on the County's roadway system; 2) reduce the amount of investment required in new or expanded facilities; 3) reduce the quantity of emissions of pollutants from automobiles; and 4) increase the energy-efficiency of the transportation system.

- 3.C.1. The County shall promote the use of transportation systems management (TSM) programs that divert automobile commute trips to transit, walking, and bicycling.
- 3.C.2. The County shall promote the use, by both the public and private sectors, of TSM programs that increase the average occupancy of vehicles.

- 3.C.3. The County shall work with other responsible agencies to develop other measures to reduce vehicular travel demand and meet air quality goals.
- 3.C.4. During the development review process, the County shall require that proposed projects meet adopted Trip Reduction Ordinance (TRO) requirements.

Implementation Programs

3.18. The County shall regularly monitor performance under its Trip Reduction Ordinance (TRO) and shall periodically review its TRO and revise it as necessary.

Responsibility: Department of Public Works

Board of Supervisors

Time Frame: Ongoing Funding: Grants

Road Funds

3.19. The County shall work with Placer County cities and other agencies, such as Sacramento RIDESHARE and South Placer County Transportation Management Agency (TMA), in developing programs and facilities.

Responsibility: Department of Public Works

Board of Supervisors

Time Frame: Ongoing
Funding: Grants
Road Funds

NON-MOTORIZED TRANSPORTATION

Goal 3.D: To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation.

- 3.D.1. The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provides connections between the County's major employment and housing areas and between its existing and planned bikeways.
- 3.D.2. The County shall work with neighboring jurisdictions to coordinate planning and development of the County's bikeways and multi-purpose trails with those of neighboring jurisdictions.
- 3.D.3. The County shall pursue all available sources of funding for the development and improvement of trails for non-motorized transportation (bikeways, pedestrian, and equestrian).
- 3.D.4. The County shall promote non-motorized travel (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information.
- 3.D.5. The County shall continue to require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.

- 3.D.6. The County shall support the development of parking areas near access to hiking and equestrian trails.
- 3.D.7. The County shall, where appropriate, require new development to provide sheltered public transit stops, with turnouts.

[See also policies/programs under Goal 5.C., Recreational Trails]

Implementation Programs

3.20. The County shall review and revise its Bikeways/Trails Master Plan consistent with the General Plan.

Responsibility: Department of Public Works

Time Frame: FY 94-95 Funding: Grants

Road Funds

3.21. The County shall require that bikeways recommended in the Bikeways/Trails Master Plan be developed when roadway projects are constructed and when street frontage improvements are required of new development.

Responsibility: Department of Public Works

Time Frame: Ongoing Funding: Developer fees

Road Fund Grants

3.22. The County shall continue to use state standards as guidelines for construction of bicycle lanes and bicycle trails.

Responsibility: Department of Public Works

Time Frame: Ongoing Funding: N/A

3.23. The County shall prepare and periodically update an easy-to-use bicycle route map and shall make it available to County residents and employees.

Responsibility: Department of Public Works

Time Frame: FY 94-95 Funding: Road Fund

3.24. The County should develop and adopt standards for bicycle, pedestrian, and equestrian facilities. These standards should vary by types of land use and terrain.

Responsibility: Department of Public Works

Board of Supervisors

Time Frame: FY 94-95 Funding: General Fund

GOODS MOVEMENT

Goal 3.E: To maintain a balanced freight transportation system to provide for the safe and efficient movement of goods.

Policies

- 3.E.1. The County shall promote efficient inter-regional goods movement in the I-80 corridor.
- 3.E.2. The County shall encourage continued freight service on the Southern Pacific rail line.
- 3.E.3. The County shall plan for and maintain a roadway system that provides for efficient and safe movement of goods within Placer County.
- 3.E.4. The County should assist public and private agencies in integrating railroad freight services into regional transportation and economic development strategies.
- 3.E.5. The County shall support federal and state efforts to levy higher user charges for mitigating truck traffic impacts.
- 3.E.6. The County shall investigate and encourage the use of heavy rail for interurban transport of goods and materials in the I-80 corridor
- 3.E.7. The County shall participate in regional coordination efforts to assure that land use and transportation plans are integrated with rail development plans.

Implementation Programs

3.25. The County shall develop and adopt transportation design standards that address truck traffic conflicts with transit, bicycles, and foot traffic.

Responsibility: Department of Public Works

Time Frame: FY 94-95 Funding: Road Fund

3.26. The County shall participate in a multi-modal corridor study of the I-80 corridor to examine opportunities to reduce truck traffic and increase rail capacity.

Responsibility: Department of Public Works

Time Frame: Ongoing Funding: Grants

AIR TRANSPORTATION

Goal 3.F: To promote the maintenance and improvement of general and commercial aviation facilities within the parameters of compatible surrounding land uses.

Policies

3.F.1. The County shall support the continued use of the Auburn Municipal Airport, the Lincoln

Municipal Airport, and the Truckee-Tahoe Airport as general purpose airports.

- 3.F.2. The County shall work with the Airport Land Use Commission in the planning of land uses around the Auburn Municipal Airport, the Lincoln Municipal Airport, and the Truckee-Tahoe Airport to ensure protection of airport operations from urban encroachment.
- 3.F.3. The County shall support the continued use of the Blue Canyon Airport as an emergency airstrip.

Implementation Programs

3.27. The County shall provide the necessary maintenance of the Blue Canyon Airport to support its continued use for emergency operations.

Responsibility: Department of Public Works

Time Frame: Ongoing Funding: State Grants

SECTION 4

PUBLIC FACILITIES AND SERVICES

GENERAL PUBLIC FACILITIES AND SERVICES

Goal 4.A: To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities.

Policies

- 4.A.1. Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.
- 4.A.2. The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:
 - a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and
 - b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.
- 4.A.3. The County shall require that new urban development is planned and developed according to urban facility standards.
- 4.A.4. The County shall require proposed new development in identified underground conversion districts and along scenic corridors to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding.
- 4.A.5. The County shall ensure that library facilities are provided to current and future residents in the unincorporated area. The County shall also require new development to fund its fair share of library facilities.

Implementation Programs

4.1. The County, in consultation with school districts and other service providers, shall establish thresholds beyond which new residential development will be restricted until adequate public services and facilities are provided. The extent of development limitations should reflect the severity of the service and facility needs.

Responsibility: Public Works Department

Facility Services Department

Special Districts
Planning Department
FY 94-95; ongoing

Time Frame: FY 94-95; ongoir Funding: General Fund

4.2. The County should establish an annual monitoring and reporting program to evaluate facility capacity and service levels.

Responsibility: County Executive

Public Works Department Facility Services Department

Planning Department

Time Frame: Ongoing

Funding Source: Community Service Areas

Road Fund General Fund

4.3. The County should ensure that capital improvement programs (CIPs) or area facilities plans are prepared in conjunction with new community plans and specific plans and annually-updated. These CIPs should identify improvement needs for the succeeding five-year period.

Responsibility: County Executive

Department of Public Works

Planning Department

Time Frame: Annually
Funding Source: Permit Fees
General Fund

General Fund

4.4. The County shall continue to require developers to obtain will-serve letters from all providers of public facilities and services to new development.

Responsibility: Project Proponents

Time Frame: Ongoing (letters to be provided prior to final project approval)

Funding: N/A

4.5. The County shall establish a program which creates underground conversion districts and establishes priorities for the undergrounding of utilities within specified scenic corridors. The program shall also adopt an ordinance for the payment of in-lieu fees where it is infeasible to underground.

Responsibility: Public Works Department
Time Frame: FY 94-95; ongoing
Funding: General Fund

Permit Fees

PUBLIC FACILITIES AND SERVICES FUNDING

Goal 4.B: To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

Policies

4.B.1. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be

identified to offset foregone revenues.

4.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

- 4.B.3. The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues. This includes working with the cities to require new development within city limits to mitigate impacts on Countywide facilities and services.
- 4.B.4. The County shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the County.
- 4.B.5. When adopting, amending, and imposing fees and developer exactions, the County shall consider the effects of such fees and exactions on project economics and the County's development goals, and for residential development, housing affordability. This consideration shall recognize any increase in the value of property resulting from County-granted entitlements, including the redesignation of agricultural land for development.
- 4.B.6. The County shall require the preparation of a fiscal impact analysis for all major land development projects. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. A major project is a residential project with 100 or more dwelling units or a commercial, professional office or industrial development on 10 or more acres of land.

Implementation Programs

The County shall develop and adopt ordinances specifying acceptable methods for new 46 development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility dedications, and County service areas

Responsibility: Department of Public Works

Facility Services Department

Planning Department County Executive County Counsel Board of Supervisors

FY 94-95 Time Frame: Funding Source: General Fund

4.7. The County shall adopt fee schedules for new development to fund needed public facilities and services.

Department of Public Works Responsibility:

Facility Services Department

Planning Department
County Executive
County Counsel
Board of Supervisors

Time Frame: FY 94-95 Funding Source: General Fund

WATER SUPPLY AND DELIVERY

Goal 4.C: To ensure the availability of an adequate and safe water supply and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply.

- 4.C.1. The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.
- 4.C.2. The County shall approve new development based on the following guidelines for water supply:
 - a. Urban and suburban development should rely on public water systems using surface supply.
 - b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.
 - c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.
- 4.C.3. The County shall encourage water purveyors to require that all new water services be metered.
- 4.C.4. The County shall require that water supplies serving new development meet state water quality standards.
- 4.C.5. The County shall require that new development adjacent to bodies of water used as domestic water sources adequately mitigate potential water quality impacts on these water bodies.
- 4.C.6. The County shall promote efficient water use and reduced water demand by:
 - a. Requiring water-conserving design and equipment in new construction;
 - b. Encouraging water-conserving landscaping and other conservation measures;
 - c. Encouraging retrofitting existing development with water-conserving devices; and
 - d. Encouraging water-conserving agricultural irrigation practices.
- 4.C.7. The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies.
- 4.C.8. When considering formation of new water service agencies, the County shall favor systems

owned and operated by a governmental entity over privately- or mutually-owned systems. The County will continue to authorize new privately- or mutually-owned systems only if system revenues and water supplies are adequate to serve existing and projected growth for the life of the system. The County shall ensure this through agreements or other mechanisms setting aside funds for long term capital improvements and operation and maintenance.

- 4.C.9. The County shall support opportunities for groundwater users in problem areas to convert to surface water supplies.
- 4.C.10. The County shall promote the development of surface water supplies for agricultural use in the western part of the County.
- 4.C.11. The County shall protect the watersheds of all bodies of water associated with the storage and delivery of domestic water by limiting grading, construction of impervious surfaces, application of fertilizers, and development of septic systems within these watersheds.
- 4.C.12. The County shall limit the annual rate of growth to 3 percent in areas where domestic water is supplied by individual or community wells. Where surface water supplies provide domestic water, the amount of growth shall be limited to what can be served by available surface water supplies assuming a 4-year drought period and usage of one acre foot of water per year per household
- 4.C.13. In implementation of groundwater use policies, the County will recognize the significant differences between groundwaters found in bedrock or 'hardrock' formations of the foothill/mountain region and those groundwaters found in the alluvial aquifers of the valley. The County should make distinctions between these water resources in its actions.

Implementation Programs

- 4.8. The County shall work with local water purveyors and members of the California Groundwater Association, Mother Lode Branch, to adopt and implement a water availability monitoring program that includes the following components:
 - a. A private well sampling program to evaluate the quality of groundwater supplied to newly constructed private domestic wells;
 - b. A program to evaluate the quantity and quality of groundwater in small public water systems (the County shall support state monitoring of larger systems); and
 - c. A program to monitor and evaluate surface water quality in major reservoirs and rivers, and
 - d. A geo-based, digitized database which plots groundwater and water well information, and shall become the basis of conclusions about groundwater quality and quantity.

Responsibility: Environmental Health Division

Domestic water purveyors

California Groundwater Association (a professional organization)

Time Frame: As funding becomes available

Funding: User fees

CSA fees for service Grants and loans

4.9. The County shall initiate a review of any water system that persistently fails to meet applicable standards and shall encourage consolidation or regionalization of surface water treatment systems

to address problems in common.

Responsibility: Environmental Health Division

Major water purveyors

Time Frame: As needed

Funding: State MOU funds

General Fund

4.10. The County should identify precise locations of severe groundwater contamination or overdrafting. The County shall work with water users in these areas to investigate methods for shifting to reliance on surface water supplies or other appropriate solutions.

Responsibility: Health Department

Department of Public Works

Time Frame: As needed

Funding: General Fund or other identified source

[See also policies/programs under Goal 6.A., Water Resources]

SEWAGE COLLECTION, TREATMENT, AND DISPOSAL

Goal 4.D: To ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste.

- 4.D.1. The County shall limit the expansion of urban communities to areas where community wastewater treatment systems can be provided.
- 4.D.2. The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.
- 4.D.3. The County shall discourage extension of sewer service outside of city spheres of influence and community plan areas, except in limited circumstances to resolve a public health hazard resulting from existing development, or where there is a substantial overriding public benefit.
- 4.D.4. The County shall promote efficient water use and reduced wastewater system demand by:
 - a. Requiring water-conserving design and equipment in new construction;
 - b. Encouraging retrofitting with water-conserving devices; and
 - c. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
- 4.D.5. The County shall encourage pretreatment of commercial and industrial wastes prior to their entering community collection and treatment systems.
- 4.D.6. The County shall promote functional consolidation of wastewater facilities.
- 4.D.7. The County shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other

health hazards.

4.D.8. The County shall require that the on-site treatment, development, operation, and maintenance of disposal systems complies with the requirements and standards of the County Division of Environmental Health.

- 4.D.9. The County shall require septic tank maintenance by a public entity as a condition of tentative map approval for major subdivisions in which septic tanks are to be used.
- 4.D.10. The County shall continue use of current technically-based criteria in review and approval of septic tank/leachfield systems for rural development.
- 4.D.11. The County shall facilitate extension of septic tank effluent pumping (STEP) service or conventional wastewater collection service to areas with failing on-site systems.

Implementation Program

4.11. The County shall investigate development of septage disposal facilities at one or more appropriate sites within Placer County so that disposal at out-of-County facilities is not required.

Responsibility: Department of Public Works

Division of Environmental Health

Time Frame: FY 94-95 Funding: General Fund

STORMWATER DRAINAGE

Goal 4.E: To collect and dispose of stormwater in a manner that least inconveniences the public, reduces potential water-related damage, and enhances the environment.

- 4.E.1. The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.
- 4.E.2. The County shall support efforts to acquire land or obtain easements for drainage and other public uses of floodplains where it is desirable to maintain drainage channels in a natural state.
- 4.E.3. The County shall consider using stormwater of adequate quality to replenish local groundwater basins, restore wetlands and riparian habitat, and irrigate agricultural lands.
- 4.E.4. The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County Land Development Manual.
- 4.E.5. The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance.
- 4.E.6. The County shall continue to support the programs and policies of the watershed flood control plans developed by the Flood Control and Water Conservation District.

4.E.7. The County shall prohibit the use of underground storm drain systems in rural and agricultural areas, unless no other feasible alternatives are available for conveyance of stormwater from new development or when necessary to mitigate flood hazards.

- 4.E.8. The County shall consider recreational opportunities and aesthetics in the design of stormwater ponds and conveyance facilities.
- 4.E.9. The County shall encourage good soil conservation practices in agricultural and urban areas and carefully examine the impact of proposed urban developments with regard to drainage courses.
- 4.E.10. The County shall strive to improve the quality of runoff from urban and suburban development through use of appropriate and feasible mitigation measures including, but not limited to, artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, and other best management practices (BMPs).
- 4.E.11. The County shall require new development to adequately mitigate increases in stormwater peak flows and/or volume. Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County.
- 4.E.12. The County shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.
- 4.E.13. The County shall require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.
- 4.E.14.The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.
- 4.E.15. The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges, and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District).
- 4.E.16. The County shall strive to protect domestic water supply canal systems from contamination resulting from spillage or runoff.
- 4.E.17. The County shall, wherever feasible, require that proponents of new projects encase, or otherwise protect from contamination, domestic water supply canals where they pass through developments with lot sizes of 2.3 acres or less; where subdivision roads are constructed within 100 feet upslope or upstream from canals; and within all commercial, industrial, institutional, and multi-family developments.
- 4.E.18. The County shall require that proponents of new projects fence domestic water supply canals where they pass through development with lot sizes between 2.3 and 4.6 acres; and on a case-by-case basis as determined by the entity responsible for the canal. This fencing shall be installed inside the project property line, and the proponent or subsequent landowner shall be responsible for fence maintenance. Said fencing shall be designed to impede pedestrian trespass of the canal

area and to impede any dumping of materials into the canal.

Implementation Programs

4.12. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, flood control, water quality protection, and water conservation plans of the Placer County Flood Control and Water Conservation District.

Responsibility: Department of Public Works

Board of Supervisors

Time Frame: Ongoing

Funding: Development Fees

General Fund

4.13 The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement required actions under state and federal stormwater quality programs.

Responsibility: Department of Public Works

Board of Supervisors

Time Frame: Ongoing

Funding: Development Fees

General Fund

4.14. The County shall develop brochures and other methods to educate the public and developers regarding the potential impacts of development on drainage, flooding, and water quality.

Responsibility: Department of Public Works

Flood Control and Water Conservation District

Department of Environmental Health

Time Frame: FY 94-95; ongoing Funding: General Fund

FLOOD PROTECTION

Goal 4.F: To protect the lives and property of the citizens of Placer County from hazards associated with development in floodplains and manage floodplains for their natural resource values.

- 4.F.1. The County shall require that arterial roadways and expressways, residences, commercial and industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event.
- 4.F.2. The County shall recognize floodplains as a potential public resource to be managed and maintained for the public's benefit.
- 4.F.3. The County shall continue to work closely with the U.S. Army Corps of Engineers, the resource conservation district, the Federal Emergency Management Agency, the State Department of Water Resources, and the Placer County Flood Control District, in defining existing and potential flood problem areas.

4.F.4. The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain boundaries under fully-developed, unmitigated runoff conditions.

- 4.F.5. The County shall attempt to maintain natural conditions within the 100-year floodplain of all rivers and streams except under the following circumstances:
 - a. Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, California Department of Fish and Game regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or
 - b. When facilities for the treatment of urban runoff can be located in the floodplain, provided that there is no destruction of riparian vegetation.
- 4.F.6. The County shall continue to coordinate efforts with local, state, and federal agencies to achieve adequate water quality and flood protection.
- 4.F.7. The County shall cooperate with the Placer County Flood Control and Water Conservation District, surrounding jurisdictions, the cities in the County, and other public agencies in planning and implementing regional flood control improvements.
- 4.F.8. The County shall, where possible, view flood waters as a resource to be used for waterfowl habitat, aquifer recharge, fishery enhancement, agricultural water supply, and other suitable uses.
- 4.F.9. The County shall continue to implement floodplain zoning and undertake other actions required to comply with state floodplain requirements, and to maintain the County's eligibility under the Federal Flood Insurance Program.
- 4.F.10. The County shall preserve or enhance the aesthetic qualities of natural drainage courses in their natural or improved state compatible with flood control requirements and economic, environmental, and ecological factors.
- 4.F.11. To the extent that funding is available, the County shall work to solve flood control problems in areas where existing development has encroached into a floodplain.
- 4.F.12. The County shall promote the use of natural or non-structural flood control facilities, including off-stream flood control basins, to preserve and enhance creek corridors.
- 4.F.13. The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance.
- 4.F.14. The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County's Land Development Manual.

[See also policies/programs under Goal 8.B., Flood Hazards.]

LANDFILLS, TRANSFER STATIONS, AND SOLID WASTE RECYCLING

Goal 4.G: To ensure the safe and efficient disposal or recycling of solid waste generated in Placer County.

Policies

- 4.G.1. The County shall require waste collection in all new urban and suburban development.
- 4.G.2. The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.
- 4.G.3. The County shall require discretionary permit approval for all new waste disposal facilities.
- 4.G.4. The County shall ensure that solid waste disposal facilities do not contaminate surface or groundwater in violation of state standards.
- 4.G.5. The County shall promote the siting of new solid waste collection and transfer facilities in locations as close as practical to the areas they serve.
- 4.G.6. The County shall ensure that landfills and transfer stations are buffered from incompatible development.
- 4.G.7. The County shall require that all new development complies with applicable provisions of the Placer County Integrated Waste Management Plan.
- 4.G.8. The County shall encourage the development of regional and community-based recycling facilities in heavy commercial and industrial areas.
- 4.G.9. The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.
- 4.G.10. The County shall encourage the establishment and implementation of a recycling market development zone in Placer County.
- 4.G.11. When considering land use changes in the vicinity of a landfill operation, the County shall consider the landfill as the dominant land use in the area. In order to protect these facilities from incompatible encroachment, new residential land uses shall be separated from the property lines of active and future landfill sites by a buffer of one mile. Such buffers do not apply to closed landfills or solid waste transfer stations. Other uses will be required to provide buffers as described in Table I-5. The intent of this policy is to prohibit the creation of new parcels for residential use within one mile of the landfill; not to prohibit construction of a residence on an existing legal building site within this area.

Implementation Programs

4.15. The County shall develop and adopt an ordinance requiring solid waste collection in all new urban and suburban development.

Responsibility: Department of Public Works

Time Frame: FY 94-95 Funding: General Fund

4.16. The County shall monitor landfills during operation and after closure to detect groundwater contamination and gas mitigation.

Responsibility: Department of Public Works

Division of Environmental Health

Time Frame: Ongoing Funding: General Fund

4.17. The County shall cooperate with the cities of the County to study the feasibility of a methane gas recovery operation.

Responsibility: Department of Public Works

Time Frame: FY 95-96 Funding: General Fund

4.18. The County shall prepare, adopt, and regularly review and revise as necessary an Integrated Waste Management Plan.

Responsibility: Department of Public Works
Time Frame: Ongoing; as necessary

Funding: General Fund

4.19. The County shall provide incentives to businesses that use locally-recycled materials as part of their manufacturing processes. These incentives may include relaxation of development standards and/or fast-track permitting.

Responsibility: Department of Public Works

Economic Development Department

Time Frame: Ongoing Funding: N/A

4.20. The County shall assist the Western Placer Waste Management Authority in the establishment of a material recovery facility at or near the Western Regional Sanitary Landfill.

Responsibility: Western Placer Waste Management Authority

Department of Public Works

Planning Department

Time Frame: FY 94-95 Funding: Public Bonds

LAW ENFORCEMENT

Goal 4.H. To provide adequate sheriff's services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the County.

Policies

4.H.1. Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population):

- a. 1:1,000 for unincorporated areas
- b. 1:7 for jail population
- c. 1:16,000 total County population for court and civil officers
- 4.H.2. The County Sheriff shall strive to maintain the following average response times for emergency calls for service:
 - a. 6 minutes in urban areas
 - b. 8 minutes in suburban areas
 - c. 15 minutes in rural areas
 - d. 20 minutes in remote rural areas
- 4.H.3. Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service standards.
- 4.H.4. The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.
- 4.H.5. The County shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design.

FIRE PROTECTION SERVICES

Goal 4.I: To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.

- 4.I.1. The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings):
 - a. ISO 4 in urban areas
 - b. ISO 6 in suburban areas
 - c. ISO 8 in rural areas
- 4.I.2. The County shall encourage local fire protection agencies in the County to maintain the following standards (expressed as average response times to emergency calls):
 - a. 4 minutes in urban areas
 - b. 6 minutes in suburban areas
 - c. 10 minutes in rural areas

4.I.3. The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.

- 4.I.4. The County shall work with local fire protection agencies to identify key fire loss problems and design appropriate fire safety education programs to reduce fire incidents and losses.
- 4.I.5. The County shall work with local fire protection agencies and implement ordinances to control fire losses and fire protection costs through continued use of automatic fire detection, control, and suppression systems.
- 4.I.6. The County shall continue to promote standardization of operations among fire protection agencies and improvement of fire service levels.
- 4.I.7. The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources.
- 4.I.8. The County shall work with local fire protection agencies to maintain a prefire planning program with selected high-risk occupancies reviewed at least annually.
- 4.I.9. The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.
- 4.I.10. The County shall work with local fire protection agencies to inventory and eliminate structurally unsafe and fire-hazardous housing units that are beyond repair or rehabilitation.
- 4.I.11. The County shall encourage local fire protection agencies to provide and maintain advanced levels of emergency medical services (EMS) to the public.

[See also the policies/programs under Goal 8.C, Fire Hazards.]

SCHOOLS

Goal 4.J: To provide for the educational needs of Placer County residents.

Quality of Education Policies

- 4.J.1. The County should continue to assist school districts in providing quality education facilities that will accommodate projected student growth.
- 4.J.2. The County shall encourage the provision of social, recreational, and educational services that complement and enrich those provided by public and private educational facilities.

Planning for School Sites/Facilities Policies

4.J.3. The County shall work cooperatively with school districts in monitoring housing, population, and school enrollment trends and in planning for future school facility needs, and shall assist school districts in locating appropriate sites for new schools.

4.J.4. The County's land use planning should be coordinated with the planning of school facilities and should involve school districts in the early stages of the land use planning process.

- 4.J.5. The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.
- 4.J.6. The County should include schools among those public facilities and services that are considered an essential part of the infrastructure that should be in place as development occurs.
- 4.J.7. The County shall consider school district plans in establishing acceptable levels of service for schools, determining school location and land and facility needs, and determining appropriate financing methods. The County should designate existing and future school sites in community plans and specific plans to accommodate school district needs.
- 4.J.8. The County shall encourage school facility siting that establishes schools as focal points within the neighborhood and community.
- 4.J.9. The County shall encourage the location of schools in areas with safe pedestrian and bicycle access.

Facility Needs/Funding

- 4.J.10. The provision of adequate school facilities is a community priority. The County and school districts will work closely to secure adequate funding for new school facilities and, where legally feasible, the County shall provide a mechanism which, along with state and local sources, requires development projects to satisfy an individual school district's financing program based upon their impaction.
- 4.J.11. The County and residential developers should coordinate with the school districts to ensure that needed school facilities are available for use in a timely manner. The County, to the extent possible, shall require that new school facilities are constructed and operating prior to the occupation of the residences which the schools are intended to serve.
- 4.J.12. The County shall support enactment of state legislation to finance the construction of new schools and shall support the modification of state laws and regulations to improve the funding of new school sites and facilities.
- 4.J.13. Before a residential development, which includes a proposed general plan amendment, rezoning or other legislative review can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.

Joint Use of Facilities and Plans

- 4.J.14. Whenever possible, the County shall support and participate with school districts in joint development of recreation areas, turf areas, and multi-purpose buildings.
- 4.J.15. The County and the school districts should work together in using existing school facilities for non-school-related and child care activities.

4.J.16. The County should encourage use of schools as community centers to provide a range of services.

Higher Education

4.J.17. The County shall work with Sierra College to ensure that higher education programs and facilities are available to Placer County.

SECTION 5

SECTION 5

RECREATIONAL AND CULTURAL RESOURCES

PUBLIC RECREATION AND PARKS

Goal 5.A: To develop and maintain a system of conveniently-located, properly-designed parks and recreational facilities to serve the needs of present and future residents, employees, and visitors.

- 5.A.1. The County shall strive to achieve and maintain a standard of 5 acres of improved parkland and 5 acres of passive recreation area or open space per 1,000 population.
- 5.A.2. The County shall strive to achieve the following park facility standards:
 - a. 1 tot lot per 1,000 residents
 - b. 1 playground per 3,000 residents
 - c. 1 tennis court per 6,000 residents
 - d. 1 basketball court per 6,000 residents
 - e. 1 hardball diamond per 3,000 residents
 - f. 1 softball/little league diamond per 3,000 residents
 - g. 1 mile of recreation trail per 1,000 residents
 - h. 1 youth soccer field per 2,000 residents
 - i. 1 adult field per 2,000 residents
 - j. 1 golf course per 50,000 residents
- 5.A..3. The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development. The park classification system shown in Table 5-1 should be used as a guide to the type of the facilities to be developed in achieving these standards.
- 5.A.4. The County shall consider the use of the following open space areas as passive parks to be applied to the requirement for 5 acres of passive park area for every 1,000 residents.
 - a. Floodways
 - b. Protected riparian corridors and stream environment zones
 - c. Protected wildlife corridors
 - d. Greenways with the potential for trail development
 - e. Open water (e.g., ponds, lakes, and reservoirs)
 - f. Protected woodland areas.
 - g. Protected sensitive habitat areas providing that interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species.)

Buffer areas are not considered as passive park areas if such areas are delineated by setbacks within private property. Where such areas are delineated by public easements or are held as common areas with homeowner/property owner access or public access, they will be considered as passive park areas provided that there are opportunities for passive recreational use.

- 5.A.5. The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.
- 5.A.6. The County shall coordinate funding and programs administered by the County and other agencies, where appropriate, to obtain optimum recreation facilities development.
- 5.A.7. The County shall consider the creation of assessment districts, County service areas, community facilities districts, or other types of districts to generate funds for the acquisition and development, maintenance and administration of parkland and/or historical properties as development occurs in the County.

TABLE 5-1
PARK CLASSIFICATION SYSTEM

Park Type	Use Description	Desirable Site Characteristics
Mini-Park (2 acres or less)	Specialized facilities that serve a concentrated or limited population or specific group, such as children or senior citizens.	Within neighborhoods and close to high-density housing or housing for the elderly.
Neighborhood Park (2 to 15 acres)	Area for intense recreational activities, such as field games, court games, playground apparatus, skating, picnicking.	Easily-accessible to neighborhood population (geographically centered with safe walking and bike access).
Community Park (15 or more acres)	Area of diverse environmental quality. May include areas suited for intense recreational activities. May be an area of natural quality for outdoor recreation, such as walking, viewing, and picnicking. May be any combination of the above, depending on site suitability and community need.	May include natural features, such as water bodies. Easily-accessible to neighborhood served.
Linear Park	Area developed for one or more modes of travel, such as hiking, biking, horseback riding, or cross-country skiing.	Built or natural corridors, such as utility rights- of-way, that link other elements of the recreation system or community facilities, such as school, libraries, commercial areas, and other park areas.
Special Use	Areas for specialized or single-purpose recreational activities such as golf courses, nature centers, marinas, arenas, outdoor theaters, downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of archaeological significance. Also boulevards and parkways.	
Conservancy Areas	Protection and management of the natural/cultural environment with recreation use as a secondary objective.	Variable, depending on the resource being protected.

- 5.A.8. The County shall strive to maintain a well-balanced distribution of local parks, considering the character and intensity of present and planned development and future recreation needs.
- 5.A.9. The County shall give priority to early acquisition of park sites in newly-developing areas through many means including the use of public financing or land dedication.
- 5.A.10. The County shall ensure that park design is appropriate to the recreational needs and, where feasible, access capabilities of all residents, employees, and visitors of Placer County.
- 5.A.11. Regional and local recreation facilities should reflect the character of the area and the existing and anticipated demand for such facilities.
- 5.A.12. The County shall encourage recreational development that complements the natural features of the area, including the topography, waterways, vegetation, and soil characteristics.
- 5.A.13. The County shall ensure that recreational activity is distributed and managed according to an area's carrying capacity, with special emphasis on controlling adverse environmental impacts, conflict between uses, and trespass. At the same time, the regional importance of each area's recreation resources shall be recognized.
- 5.A.14. The County shall encourage federal, state, and local agencies currently providing recreation facilities to maintain, at a minimum, and improve, if possible, their current levels of service.
- 5.A.15. The County shall promote the provision of non-membership-restricted hunting areas on public and private land in the western part of the County.
- 5.A.16. The County should not become involved in the operation of organized, activity-oriented recreation programs, especially where a local park or recreation district has been established.
- 5.A.17. The County should be directly involved in the development and operation of community and neighborhood park facilities. These include outdoor recreation facilities to support traditional pursuits such as baseball, soccer, basketball, hiking, walking, riding and picnicking. Where appropriate, the County should consider cooperative agreements with a local park or recreation district to operate County facilities where this would enhance the efficient delivery of parks and recreation services to County residents.
- 5.A.18. The County shall encourage local special purpose agencies in areas not served by a recreation district which are not currently supplying recreation services to examine the feasibility of supplying such services.
- 5.A.19. The County shall encourage the development of parks near public facilities such as schools, community halls, libraries, museums, prehistoric or historic sites, and open space areas and shall encourage joint-use agreements whenever possible.
- 5.A.20. The County shall promote cooperation between agencies to ensure flexibility in the development of park areas and recreational services to respond to changing trends in recreation activities.

- 5.A.21. The County shall encourage the development of public and private campgrounds and recreational vehicle parks where environmentally appropriate. The intensity of such development should not exceed the environmental carrying capacity of the site and its surroundings.
- 5.A.22. The County shall encourage compatible recreational use of riparian areas along streams and creeks where public access can be balanced with environmental values and private property rights.
- 5.A.23. The County shall require that park and recreation facilities required in conjunction with new development be developed in a timely manner so that such facilities are available concurrently with new development.
- 5.A.24. The County shall encourage public and private park and recreation agencies to acknowledge the natural resource values present at park sites during the design of a new facility.
- 5.A.25. The County shall encourage the establishment of activity-oriented recreation programs for all urban and suburban areas of the County. Such programs shall be provided by jurisdictions other than Placer County including special districts, recreation districts or public utility districts.

Implementation Programs

5.1. The County shall work with local, state, and federal agencies to complete a comprehensive inventory of all parks and recreation areas and services in the County and to identify other areas suitable for park acquisition and development. The County shall consider preparation of a County park and recreation master plan to provide a policy framework for independent implementation by the cooperating agencies.

Responsibility: Parks Department

Time Frame: Ongoing

Funding: As funds are available

5.2. As new development occurs, the County shall consider forming County service areas (CSAs) that have the authority to receive dedications or grants of land or funds, plus the ability to charge fees for acquisition, development, maintenance and operation of parks, open space, and riding, hiking, and bicycle trails.

Responsibility: Parks Department

Time Frame: Ongoing Funding: Various

PRIVATE RECREATIONAL FACILITIES AND OPPORTUNITIES

Goal 5.B: To encourage development of private recreational facilities.

Policies

5.B.1. The County shall encourage development of private recreation facilities to reduce demands on public agencies.

RECREATIONAL TRAILS

Goal 5.C: To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation and transportation and circulation.

Policies

- 5.C.1. The County shall support development of a Countywide trail system designed to achieve the following objectives:
 - a. Provide safe, pleasant, and convenient travel by foot, horse, or bicycle;
 - b. Link residential areas, schools, community buildings, parks, and other community facilities within residential developments. Whenever possible, trails should connect to the Countywide trail system, regional trails, and the trail or bikeways plans of cities;
 - c. Provide access to recreation areas, major waterways, and vista points;
 - d. Provide for multiple uses (i.e., pedestrian, equestrian, bicycle);
 - e. Use public utility corridors such as power transmission line easements, railroad rights-of-way, irrigation district easements, and roadways;
 - f. Whenever feasible, be designed to separate equestrian trails from cycling paths, and to separate trails from the roadway by the use of curbs, fences, landscape buffering, and/or spatial distance;
 - g. Connect commercial areas, major employment centers, institutional uses, public facilities, and recreational areas with residential areas; and
 - h. Protect sensitive open space and natural resources.
- 5.C.2. The County shall support the integration of public trail facilities into the design of flood control facilities and other public works projects whenever possible.
- 5.C.3. The County shall work with other public agencies to coordinate the development of equestrian, pedestrian, and bicycle trails.
- 5.C.4. The County shall require the proponents of new development to dedicate rights-of-way and/or the actual construction of segments of the Countywide trail system pursuant to trails plans contained in the County's various community plans.
- 5.C.5. The County shall encourage the preservation of linear open space along rail corridors and other public easements for future use as trails.

[See also policies/programs under Goal 3.D., Non-Motorized Transportation.]

Implementation Programs

5.3. The County should prepare and periodically update a trails plan in conjunction with each community plan and/or specific plan. Trail plans should designate trail components for equestrians, hikers, and cyclists on mountain and non-mountain bikes; contain trail design, access, and construction standards; establish specific plan lines for trails; and identify financing options.

Responsibility: Parks Department

Planning Department

Time Frame: FY 94-95; ongoing as funds are available

Funding: General Fund

CULTURAL RESOURCES

Goal 5.D: To identify, protect, and enhance Placer County's important historical, archaeological, paleontological, and cultural sites and their contributing environment.

- 5.D.1. The County shall assist the citizens of Placer County in becoming active guardians of their community's cultural resources.
- 5.D.2. The County shall solicit the cooperation of the owners of cultural and paleontological resources, encourage those owners to treat these resources as assets rather than liabilities, and encourage the support of the general public for the preservation and enhancement of these resources.
- 5.D.3. The County shall solicit the views of the Native American Heritage Commission and/or the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.
- 5.D.4. The County shall coordinate with the cities and municipal advisory councils in the County to promote the preservation and maintenance of Placer County's paleontological and archaeological resources.
- 5.D.5. The County shall use, where feasible, incentive programs to assist private property owners in preserving and enhancing cultural resources.
- 5.D.6. The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a Countywide cultural resource data base, to be maintained by the Department of Museums.
- 5.D.7. The County shall require that discretionary development projects are designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical, or paleontological consultants, depending on the type of resource in question.

- 5.D.8. The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.
- 5.D.9. The County shall use the State Historic Building Code to encourage the preservation of historic structures.
- 5.D.10. The County will use existing legislation and propose local legislation for the identification and protection of cultural resources and their contributing environment.
- 5.D.11. The County shall support the registration of cultural resources in appropriate landmark designations (i.e., National Register of Historic Places, California Historical Landmarks, Points of Historical Interest, or Local Landmark). The County shall assist private citizens seeking these designations for their property.
- 5.D.12. The County shall consider acquisition programs as a means of preserving significant cultural resources that are not suitable for private development. Organizations that could provide assistance in this area include, but are not limited to, the Archaeological Conservancy, The Nature Conservancy, and the Placer Land Trust.

Implementation Programs

5.4. The County shall prepare, adopt, and implement procedures for review and approval of all County-permitted projects involving ground disturbance and all building and/or demolition permits that will affect buildings, structures, or objects 45 years of age or older.

Responsibility: Planning Department

Department of Museums

Board of Supervisors

Time Frame: FY 94-95; ongoing Funding: Mitigation fees

Permit fees

5.5. The County shall develop preservation incentive programs for owners of important cultural and paleontological resources, using such mechanisms as the Mills Act, the Historic Preservation Easement program, the Certified Local Government program, and the Heritage Tourism program.

Responsibility: Planning Department

Department of Museums

Assessor

Time Frame: FY 94-95; ongoing

Funding: Grants

General Fund

5.6. The County shall establish a formal Placer County Register of Historical Properties to facilitate preservation of the locally-significant historical properties that do not qualify for State or Federal listings.

Responsibility: Department of Museums Time Frame: FY 94-95; ongoing Funding: General Fund

Grants

- 5.7. The County shall consider pursuing the following cultural resource management programs and shall explore possible funding sources to support these programs:
 - a. Pursuit of status as a Certified Local Government to facilitate state funding and technical assistance from the State Office of Historic Preservation;
 - b. Preparation, adoption, and implementation of a cultural resources ordinance that provides definitions and standards for identification and protection of cultural resources and provides penalties for their disturbance; and
 - c. Establishment of the staff position of cultural resources coordinator. The coordinator would provide archaeological and architectural historian expertise to the activities outlined above and would maintain a Countywide cultural resource database. The coordinator would also provide assistance to the public in understanding cultural resource concerns and in fulfilling cultural resource legislative requirements.

Responsibility: Department of Museums

Time Frame: FY 94-95 and as funds become available

Funding:Grants
Permit fees
General Fund